

**GIS REGISTRY INFORMATION**

**SITE NAME:** Bions Mobil  
**BRRTS #:** 03-32-001439 **FID # (if appropriate):** None  
**COMMERCE # (if appropriate):** 54601-5868-23  
**CLOSURE DATE:** 22-Mar-06  
**STREET ADDRESS:** 1823 Jackson St.  
**CITY:** La Crosse

**SOURCE PROPERTY Locational COORDINATES** (meters in WTM91 projection): X= 421172 Y= 370590

**CONTAMINATED MEDIA:** Groundwater  Soil  Both   
**OFF-SOURCE GW CONTAMINATION >ES:**  Yes  No

**IF YES, STREET ADDRESS 1:** \_\_\_\_\_  
**Locational COORDINATES** (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

**OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):**  Yes  No  
**IF YES, STREET ADDRESS 1:** \_\_\_\_\_

**Locational COORDINATES** (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_  
**CONTAMINATION IN RIGHT OF WAY:**  Yes  No

**DOCUMENTS NEEDED:**

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure
- Copy of any maintenance plan referenced in the deed restriction.



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

West Central Region Headquarters  
1300 W. Clairemont Avenue  
PO Box 4001  
Eau Claire, Wisconsin 54702-4001  
Telephone 715-839-3700  
FAX 715-839-6076  
TTY Access via relay - 711

March 22, 2006

Mr. Bruce Bion  
Bion's Mobil  
1823 Jackson Street  
La Crosse, WI 54601

**SUBJECT:** Final Case Closure with Conditions Met  
Bion's Mobil, 1823 Jackson St., La Crosse, La Crosse County  
WDNR #: 03-32-001439

Dear Mr. Bion:

On April 13, 2001, your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 15, 2001, you were notified that conditional closure was granted to this case.

On March 22, 2006, the Department received correspondence indicating that you have complied with the conditions of closure. A groundwater use restriction and a deed restriction requiring that an existing cap be maintained was recorded with La Crosse County. Monitoring wells were either abandoned or transferred to Dorprop, LLC for their contamination investigation. Based on the correspondence and data provided, it appears your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time

### **FUTURE EXCAVATION OF RESIDUAL CONTAMINATED SOIL**

Residual soil contamination remains under the southwest portion of the site at approximately 35 feet below ground surface as indicated in the information submitted to the Department of Natural Resources. If contaminated soil is excavated in the future, the property owner at the time of excavation will be required to sample and analyze the excavated soil to determine whether the contamination still remains. All current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation. **Special precautions may need to be taken during excavation activities to prevent a direct contact health threat to humans.** Based upon the results of sample analysis, the current owner will also have to properly store, treat, or dispose of any excavated materials, in accordance with state and federal laws.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry and you

intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

Your site was closed with the requirement that a deed restriction for site paved cap maintenance be recorded at the county Register of Deeds office, and that maintenance of the pre-existing asphalt and concrete cap be conducted as described in the maintenance and inspection plan, dated March 2005. The maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request. A copy of the deed restriction and the referenced maintenance plan can be found in the Department's regional files, or they can be viewed on the GIS Registry for this site, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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

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

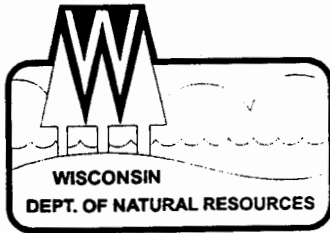
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715-839-3824 or [eileen.kramer@dnr.state.wi.us](mailto:eileen.kramer@dnr.state.wi.us).

Sincerely,



Eileen Kramer, P.H.  
Hydrogeologist  
Remediation & Redevelopment Program

Copy: Steve Oseseck, Shaw Environmental, 831 Critter Court, Suite 400, Onalaska, WI 54650



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary  
Scott A. Humrickhouse, Regional Director

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

May 15, 2001

Mr. Bruce Bion  
1823 Jackson Street  
La Crosse, WI 54601

Subject: Petroleum Contamination Cleanup at Bions Service Center  
1823 Jackson St., La Crosse.  
DNR #03-32-001439, PECFA #54601-5868-23, **Case Closure**

Dear Mr. Bion:

On May 26, 1995, the Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required work has been completed. On April 13, 2001, the above-named site was reviewed by the West Central Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code. Based on the documentation provided to the Department, it appears that the petroleum contamination at the above-named site has been addressed in compliance with the requirements of chs. NR 700 to 724 and NR746 Wis. Adm. Code. Therefore, the Department considers the case closed, in accordance with NR726, having determined that no further action is necessary to protect human health or the environment.

This closeout is conditional pending completion of the following: a groundwater use restriction, a deed restriction for residual soil contamination requiring maintenance of a cap on the site, a letter notifying the owner of the road right-of-way of contamination in the roadway, public notice of a performance standard, documentation that the existing tank system is currently in compliance with Wisc. Adm. Code Ch. COMM10, and abandonment or transfer of responsibility for site monitoring wells.

**Groundwater**

Due to NR140 enforcement standard exceedances in the groundwater at the site a groundwater use restriction must be recorded for the property within 60 days after receipt of this letter. A draft of the document with information specific to your site inserted should be forwarded to me prior to recording for the Department's review.

**Soil**

Residual soil contamination in exceedance of NR720 residual contaminant levels for the groundwater pathway is considered to be addressed by performance of groundwater remediation by natural attenuation. Residual soil contamination in exceedance of levels protective of direct contact is addressed by performance of the existing asphalt pavement site cap. A cap maintenance plan must be developed and implemented. A condition of closeout is that a deed restriction that includes a description of the area of residual soil contamination,

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Through Excellent Customer Service*



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Recycled  
Paper

requires the maintenance of an impervious cap on the contaminated area, and refers to the cap maintenance plan must be drafted and filed. Petroleum contaminated soil remaining, if excavated in the future, may be a solid waste and require proper remediation and/or disposal.

#### **Performance standard and public notice**

Two performance standards (remediation by natural attenuation and impervious site cap) are incorporated into the remediation at this site. Therefore, a public notice in accordance with the requirements of Wisc. Adm. Code. NR714.07(5) must be published, and its publication documented to the Department.

#### **Deed instruments**

For your convenience, I am enclosing generic forms for the deed instruments. Site specific information should be inserted, site map(s) outlining the contaminated areas attached, and drafts returned to me for Department review. To facilitate the Department's legal review, please also forward a copy of the most recent deed for the property, the parcel identification number(s) or parcel tax number(s) (usually assigned by county treasurer), and the legal description of the property boundaries with metes and bounds (this is often found on the deed). References to lots on subdivided or platted property must be accompanied by a copy of the certified survey map or recorded plat map.

Following Department review, the final drafts are to be filed by the property owner with the County Register of Deeds. To document that this condition has been met, the property owner must submit to the Department copies of the recorded deed instruments, with the recording information stamped on them.

#### **Monitoring wells**

The owner of the dry cleaning facility, One Hour Cleaners, at 1817 Jackson Street, La Crosse, is being required by the Department to conduct an investigation of potential dry cleaner solvent contamination. This investigation is not related to the contamination source at your site. However, some of the monitoring wells installed for your investigation may be useful to the dry cleaner investigation. The owner of the dry cleaner facility, Mr. Bob Reuschlein, may contact you to request transfer of responsibility for some of your monitoring wells. Should you wish, Mr. Reuschlein can be reached at Dorprop LLC, 6425 Odana Road, Madison, WI 53719.

As a condition of final case closure, all the monitoring wells must be properly abandoned, or transferred to the dry cleaner solvent investigation. For wells that are abandoned, please be certain that the abandonment contractor identifies the site completely on the forms and that the forms are sent to my attention. Abandonment forms not completely filled out or not sent directly to me may not reach me, and I will not be able to complete the closure of your case.

#### **Summary**

To sum up, the following must be completed to finalize the closeout of your cleanup:

1. Groundwater use restriction filed with the county register of deeds. (Please submit a copy to the Department for review prior to filing.)
2. Deed restriction for residual soil contamination and requiring the maintenance of a cap filed with the county register of deeds. (Again, a draft must be reviewed by Department prior to filing.)
3. Cap maintenance plan.
4. Publication of public notice of performance standards.

02-32-271770

5. Documentation of compliance with COMM10.
6. Monitoring well abandonment or transfer.

As soon as the above conditions have been fulfilled, your case closure will be completed. In accordance with the requirements of Wisconsin Administrative Code NR749, a fee in the amount of \$750 was received by the Department for closeout review of this case.

The Department appreciates the actions you have undertaken to protect human health and the environment. If you have any questions, please feel free to call me at (715) 839-3824.

Sincerely,



Eileen Kramer  
Hydrogeologist  
Remediation and Redevelopment Program

c: Steve Osesek, Envirogen  
Dave Carper, WDNR – La Crosse  
Dale Ziege, WDNR  
Lori Huntoon, WDCOM

DOCUMENT NO

926368

W/L 674 PAGE 979

QUIT CLAIM DEED  
STATE OF WISCONSIN, LAUREL 14

APR 29 1982

RECORDED  
AT 10:40A M.  
CHARLES R. WHALEY, JR.  
REGISTER OF DEEDS  
La Crosse County, Wis

This indenture, made by MOBIL OIL CORPORATION, having an office at 3225 Gallows Road, Fairfax, Virginia originally a Corporation duly organized and existing under and by virtue of the laws of the State of New York, hereafter grantor, ~~MOBIL OIL CORPORATION~~ hereby quitclaims to Bruce A. Bion \_\_\_\_\_  
\_\_\_\_\_ grantee of La Crosse  
County, Wisconsin, for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations,  
the following tract of land in La Crosse County,  
State of Wisconsin: \_\_\_\_\_

Lots 165, 166 and 167 in Block 15 of Salzer Terrace: And that part of the NW 1/4 of the SW 1/4 of Section 4 Township 15 North of Range 7 West, in the City of LaCrosse being part of vacated State Road adjoining said Lots on the Southwest and bounded on the West by the West line of said Lot 167 extended South to its intersection with the extended South line of said Lot 165, and on the South by the extended South line of said Lot 165 extended West to its intersection with said extended West line of Lot 167.

Subject to all covenants, conditions, restrictions, easements, provisions, exceptions and reservations of record.

Further subject to an "Agreement re Use of Lands" between John G. and Lorena Reinsvold, husband and wife, and Socony Mobil Oil Company, Inc. (now Mobil Oil Corporation) dated February 11, 1965.

Flavorik  
231.00  
FEE

\*named Standard Oil Company of New York, that name having been duly changed to Socony-Vacuum Corporation on July 30, 1931, and subsequently duly changed to Socony-Vacuum Oil Company, Incorporated on May 31, 1934, and thereafter on April 29, 1955, duly changed to Socony Mobil Oil Company, Inc., and that name having been duly changed to Mobil Oil Corporation, on May 18, 1965

In Witness Whereof, the said grantor has caused these presents to be signed by D. J. D'ALESSIO  
its ~~President~~ <sup>Authorized</sup> Officer and countersigned by CHARLES S. LINDBERG  
its ~~Secretary~~ <sup>Assistant</sup> Officer Fairfax Virginia, ~~WISCONSIN~~ and its corporate seal to be hereunto affixed this 23rd day of February A. D. 1982  
SIGNED AND SEALED BY PRESENCE OF  
[Signature]  
MOBIL OIL CORPORATION  
D. J. D'ALESSIO Corporate Name  
Authorized Officer ~~President~~  
COUNTERSIGNED:  
[Signature] Assistant Secretary  
CHARLES S. LINDBERG  
COMMONWEALTH OF VIRGINIA  
Fairfax County, ss.  
Personally came before me, this 23rd day of February A. D. 1982  
D. J. D'ALESSIO and CHARLES S. LINDBERG Assistant  
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such  
Assistant and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed  
of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY  
W.H. Greene, Jr.  
3225 Gallows Road  
Fairfax, VA 22037

(SEAL) [Signature]  
Notary Public, Fairfax VA.  
NOTARY PUBLIC  
My commission (expires) (is) Commonwealth of VA  
Comm. Exp. July 23, 1984  
Wisconsin Local Bank Company

RECEIVED  
JUN 18 2001

(Section 39.01 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantor, grantee, witness and notary. Section 39.01 (2) similarly requires that the name of the person who, or persons who, drafted such instrument, shall be printed or typewritten thereon in a legible manner.)

7309

APPROVED BY: *NBS*

CHECKED BY: *[Signature]*

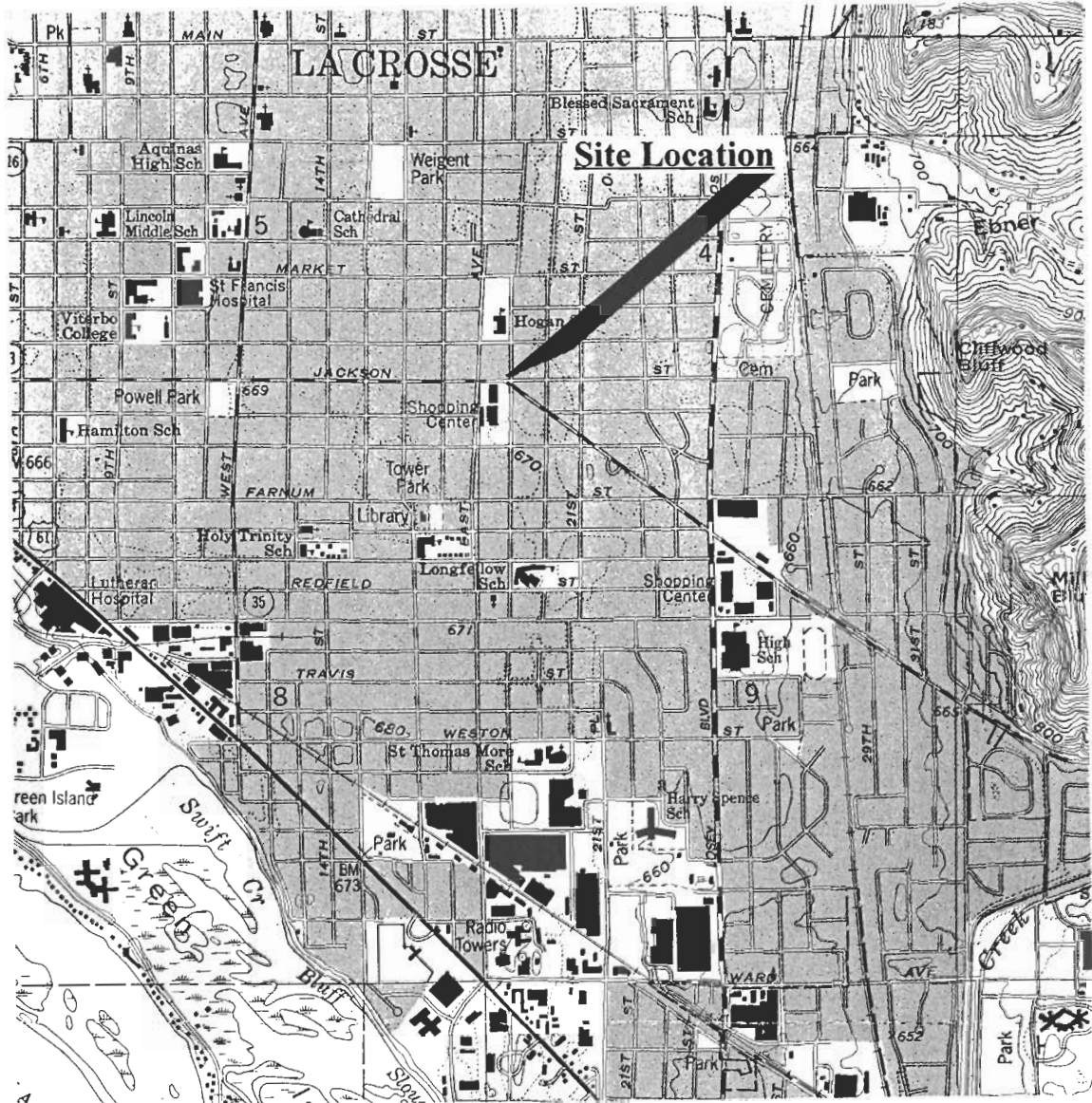
6/25/96

ALT

DRAWN BY:

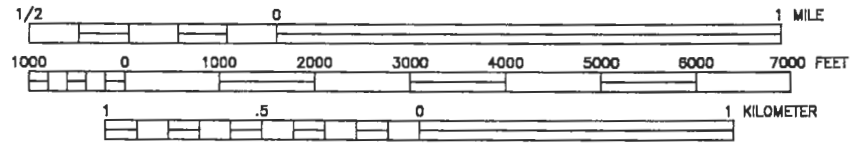
95.293R21

DRAWING NO.



(USGS 1993)

SCALE  
1:24000



CONTOUR INTERVAL 10 FEET



LOCATION

*Site Location Map  
Bion's Service Center Site  
La Crosse, Wisconsin*

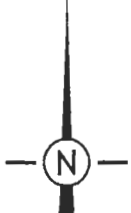
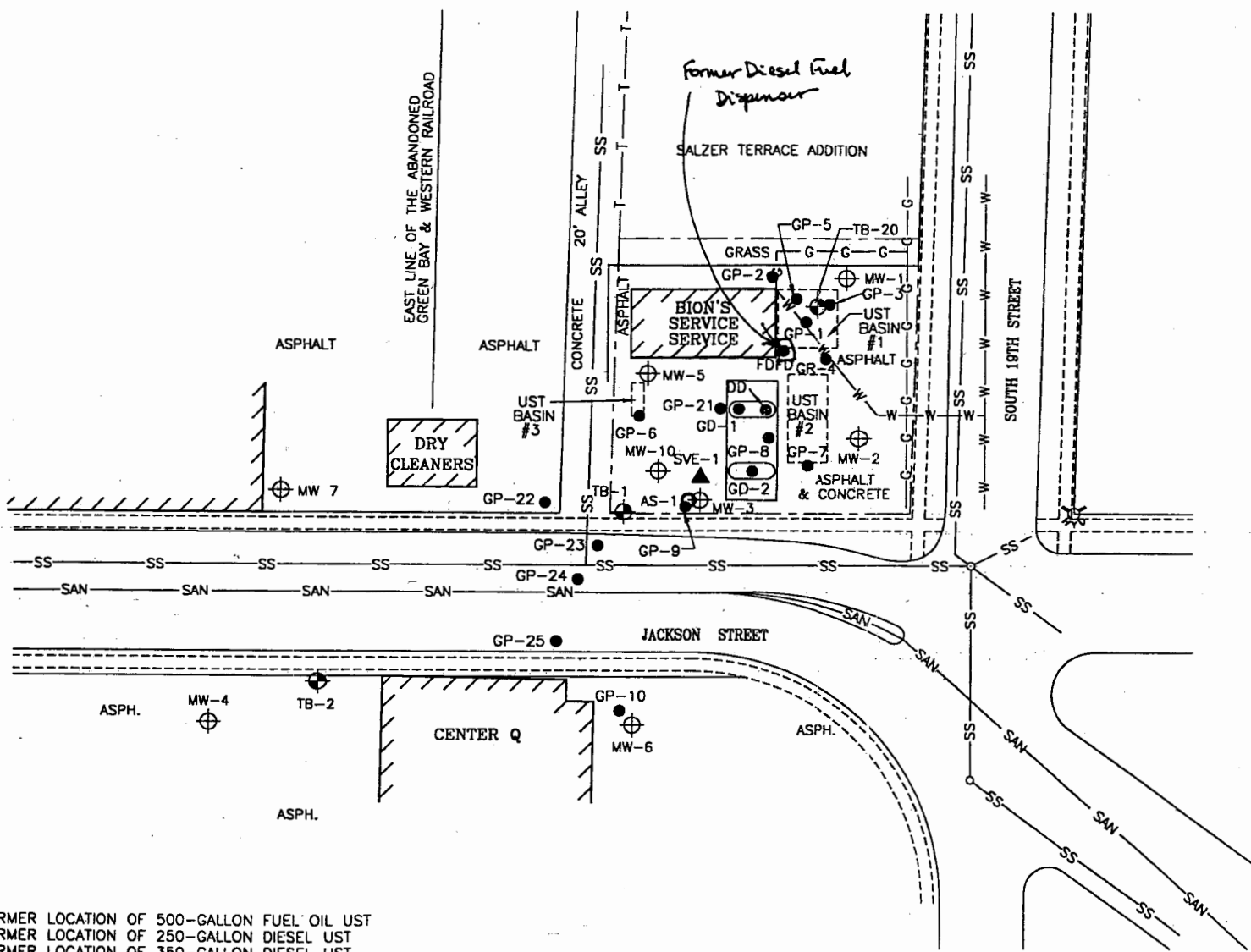


FIGURE NO.  
**2.1**

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.





**LEGEND**

- MONITORING WELL
- TEST BORING
- SOIL VAPOR EXTRACTION WELL
- AIR SPARGE WELL
- GEOPROBE LOCATIONS
- UST BASINS
- G — GAS LINE
- W — WATER LINE
- SAN — SANITARY SEWER
- SS — STORM SEWER
- SIDE WALK

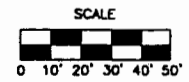


**TANK LEGEND**

- UST BASIN #1 FORMER LOCATION OF 500-GALLON FUEL OIL UST  
FORMER LOCATION OF 250-GALLON DIESEL UST  
FORMER LOCATION OF 350-GALLON DIESEL UST
- UST BASIN #2 LOCATION OF (2) 6,000-GALLON UNLEADED GASOLINE UST  
LOCATION OF (1) 10,000-GALLON UNLEADED GASOLINE UST  
FORMER LOCATION OF 6,000-GALLON UNLEADED GASOLINE UST
- UST BASIN #3 LOCATION OF 500-GALLON WASTE OIL UST

EXACT FORMER LOCATIONS OF (2) 4,000-GALLON LEADED GASOLINE USTs ARE UNKNOWN, BUT THEY ARE BELIEVED TO HAVE BEEN LOCATED SOUTH OF THE CURRENT PUMP ISLAND AND MAY HAVE EXTENDED BENEATH THE SIDEWALK.

**ENVIROGEN**  
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT  
 1265 Rudy Street  
 Onalaska, Wisconsin 54650



GEOPROBE BORING/TEST BORING AND  
 MONITORING WELL CONFIGURATION  
 BION'S SERVICE CENTER SITE  
 LA CROSSE, WISCONSIN

FIGURE NO.  
**5**

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	02/09/01
RRT	
DRAWN BY:	
DRAWING NO.	95.293125

TABLE 8

Laboratory Analytical Results for Monitoring Well Groundwater Samples - MW-1  
 Bion's Service Center Site  
 La Crosse, Wisconsin

Monitoring Well	Date	GRO	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2-DCA	Isopropylbenzene	n-Propylbenzene	Naphthalene	p-Isopropyltoluene	1,2,4-TMB	1,3,5-TMB	PCE	Dissolved Lead
MW-1	4/25/96	<50	<0.1	<0.5	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	32	<1.5
	3/4/97	<50	0.20	<0.31	<0.38	<0.39	<1.1	<2.0	<0.36	<0.46	<0.35	<0.35	<0.32	<0.33	12	NA
	6/9/97	<50	<0.10	<0.31	<0.38	<0.39	<1.1	<0.2	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA
	9/3/97	<50	0.16	<0.31	<0.38	<0.39	<1.1	<0.20	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA
	12/12/97	<50	0.19	<0.13	<0.22	<0.20	0.61	<0.25	NA	NA	0.37	NA	0.23	<0.29	NA	NA
	3/25/98	<50	0.23	<0.10	<0.25	<0.10	<0.25	<0.25	NA	NA	0.11	NA	<0.10	<0.10	NA	NA
	6/9/98	<50	0.18	<0.10	<0.25	<0.10	<0.25	<0.25	NA	NA	<0.10	NA	<0.10	<0.10	NA	NA
	2/26/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	6/2/99	<50	0.27	<0.26	<0.24	<0.21	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA
	9/1/99	<50	0.41	<0.26	<0.24	0.48	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA
	12/6/99	NA	NA	<0.26	<0.24	<0.21	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA
3/13/00	NA	NA	<0.500	<0.500	<0.500	<0.500	NA	NA	NA	NA	NA	<1.00	<1.00	NA	NA	
NR 140 PAL		NS	NS	0.5	140	200	1,000	0.5	NS	NS	8	NS	96		0.5	1.5
NR 140 ES		NS	NS	5	700	1,000	10,000	5	NS	NS	40	NS	480		5	15

(continued)

Notes: All results in ppb unless otherwise noted  
 GRO - gasoline range organics  
 DRO - diesel range organics  
 DCA - dichloroethane  
 TMB - trimethylbenzene  
 PCE - tetrachloroethene  
 NA - not analyzed  
 NS - no standard  
 PAL - preventive action limit  
 ES - enforcement standard

Checked by \_\_\_\_\_  
 Approved by \_\_\_\_\_

TABLE 8 (continued)

Laboratory Analytical Results for Monitoring Well Groundwater Samples - MW-2  
 Bion's Service Center Site  
 La Crosse, Wisconsin

Monitoring Well	Date	GRO	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2-DCA	Isopropylbenzene	n-Propylbenzene	Naphthalene	p-Isopropyltoluene	1,2,4-TMB	1,3,5-TMB	PCE	Dissolved Lead
MW-2	4/25/96	<50	<0.1	<0.5	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	1.0	<1.0	<1.0	<1.0	<del>2.2</del>	<1.5
	3/4/97	<50	0.18	<0.31	<0.38	<0.39	<1.1	<0.2	<0.36	<0.46	<0.35	<0.35	<0.32	<0.32	<del>3.2</del>	NA
	6/9/97	<50	<0.10	<0.31	<0.38	<0.39	<1.1	<0.2	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA
	9/3/97	<50	0.24	<0.31	<0.38	<0.39	<1.1	<0.20	NA	NA	0.35	NA	<0.32	<0.33	NA	NA
	12/12/97	<50	0.27	<0.13	<0.22	<0.20	<0.23	<0.25	NA	NA	<0.10	NA	<0.22	<0.29	NA	NA
	3/25/98	<50	0.40	<0.10	<0.25	<0.10	<0.25	<0.25	NA	NA	0.19	NA	<0.10	<0.10	NA	NA
	6/9/98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	2/26/99	<50	0.23	<0.10	<0.25	<0.10	<0.25	<0.25	NA	NA	<0.22	NA	<0.10	<0.10	<del>2.6</del>	NA
	6/2/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	9/1/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/6/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	3/13/00	NA	NA	<0.500	<0.500	<0.500	<0.500	NA	NA	NA	NA	NA	NA	<1.00	<1.00	NA
NR 140 PAL	NS	NS	0.5	140	200	1,000	0.5	NS	NS	8	NS	96	0.5	1.5		
NR 140 ES	NS	NS	5	700	1,000	10,000	5	NS	NS	40	NS	480	5	15		

(continued)

- Notes: All results in ppb unless otherwise noted  
 Cross hatching indicates value equals or exceeds the NR 140 preventive action limit  
 GRO - gasoline range organics  
 DRO - diesel range organics  
 DCA - dichloroethane  
 TMB - trimethylbenzene  
 PCE - tetrachloroethene  
 NA - not analyzed  
 NS - no standard  
 PAL - preventive action limit  
 ES - enforcement standard

Checked by \_\_\_\_\_  
 Approved by \_\_\_\_\_

TABLE 8 (continued)

Laboratory Analytical Results for Monitoring Well Groundwater Samples - MW-3  
 Bion's Service Center Site  
 La Crosse, Wisconsin

Monitoring Well	Date	GRO	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2-DCA	Isopropylbenzene	n-Propylbenzene	Naphthalene	p-Isopropyltoluene	1,2,4-TMB	1,3,5-TMB	PCE	Dissolved Lead
MW -3	4/25/96	4,300	5.6	390	38	63	250	44	8.4	25	47	8.7	180	62	5.0	12
	3/4/97	20,000	2.9	1,900	760	6,300	4,400	200	32	88	210	<18	800	210	<32	NA
	6/9/97	<50	0.38	8.3	0.88	2.9	3.1	4.5	NA	NA	0.56	NA	0.55	<0.33	NA	NA
	9/3/97	2,900	1.3	310	92	480	680	41	NA	NA	64	NA	130	32	NA	NA
	12/12/97	860	1.9	230	19	55	110	30	NA	NA	97	NA	23	<21	NA	NA
	3/25/98	720	1.7	340	11	70	160	54	NA	NA	56	NA	24	4.8	NA	NA
	6/9/98	600	1.3	150	19	86	120	31	NA	NA	20	NA	16	2.7	NA	NA
	2/26/99	2,200	2.2	670	53	650	510	<2.5	NA	NA	79	NA	44	5.8	<2.5	NA
	6/2/99	640	<0.10	300	8.1	49	22.8	NA	NA	NA	NA	NA	4.8	1.7	NA	NA
	9/1/99	<50	<0.10	<0.26	<0.24	<0.21	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA
	12/6/99	NA	NA	630	56	430	360	NA	NA	NA	NA	NA	52	7.1	NA	NA
3/13/00	NA	NA	<0.500	<0.500	<0.500	<0.500	NA	NA	NA	NA	NA	<1.00	<1.00	NA	NA	
NR 140 PAL	NS	NS	0.5	140	200	1,000	0.5	NS	NS	8	NS	96	0.5	1.5		
NR 140 ES	NS	NS	5	700	1,000	10,000	5	NS	NS	40	NS	480	5	15		

(continued)

- Notes: All results in ppb unless otherwise noted  
 Shading indicates value equals or exceeds the NR 140 enforcement standard  
 Cross hatching indicates value equals or exceeds the NR 140 preventive action limit  
 GRO - gasoline range organics  
 DRO - diesel range organics  
 DCA - dichloroethane  
 TMB - trimethylbenzene  
 PCE - tetrachloroethene  
 NA - not analyzed  
 NS - no standard  
 PAL - preventive action limit  
 ES - enforcement standard

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TABLE 8 (continued)

**Laboratory Analytical Results for Monitoring Well Groundwater Samples - MW-4**  
**Bion's Service Center Site**  
**La Crosse, Wisconsin**

Monitoring Well	Date	GRO	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2-DCA	Isopropylbenzene	n-Propylbenzene	Naphthalene	p-Isopropyltoluene	1,2,4-TMB	1,3,5-TMB	PCE	Dissolved Lead	
MW-4	4/25/96	<50	<0.10	<0.5	<1.0	<1.0	<3.0	NA	NA	NA	NA	NA	<1.0	<1.0	NA	<1.5	
	3/4/97	<50	<0.10	<0.13	<0.22	<0.20	<0.23	NA	NA	NA	<0.46	NA	<0.22	<0.29	NA	NA	
	6/9/97	<50	<0.10	<0.31	<0.38	<0.39	<1.1	<0.20	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA	
	9/3/97	<50	<0.10	<0.31	<b>0.42</b>	<b>0.41</b>	<b>1.6</b>	<0.20	NA	NA	<b>0.35</b>	NA	<b>1.1</b>	<b>0.48</b>	NA	NA	
	12/12/97	<50	<0.10	<0.13	<0.22	<0.20	<0.23	<0.25	NA	NA	<0.10	NA	<0.22	<0.29	NA	NA	
	3/25/98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	6/9/98	<50	<0.10	<0.10	<0.25	<0.10	<0.25	<0.25	NA	NA	<0.10	NA	<0.10	<0.10	NA	NA	
	2/26/99	<50	<0.10	<0.10	<0.25	<0.10	<0.25	<0.25	NA	NA	<0.22	NA	<0.10	<0.10	<b>80</b>	NA	
	6/2/99	<50	<0.10	<0.26	<0.24	<0.21	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA	
	9/1/99	<50	<0.10	<0.26	<0.24	<0.21	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA	
	12/6/99	NA	NA	<0.26	<0.24	<0.21	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA	
	3/13/00	NA	NA	<0.500	<0.500	<0.500	<0.500	NA	NA	NA	NA	NA	<1.00	<b>1.31</b>	NA	NA	
NR 140 PAL		NS	NS	0.5	140	200	1,000	0.5	NS	NS	8	NS	96		0.5	1.5	
NR 140 ES		NS	NS	5	700	1,000	10,000	5	NS	NS	40	NS	480		5	15	

(continued)

Notes: All results in ppb unless otherwise noted  
 Shading indicates value equals or exceeds the NR 140 enforcement standard  
 GRO - gasoline range organics  
 DRO - diesel range organics  
 DCA - dichloroethane  
 TMB - trimethylbenzene  
 PCE - tetrachloroethene  
 NA - not analyzed  
 NS - no standard  
 PAL - preventive action limit  
 ES - enforcement standard

Checked by \_\_\_\_\_  
 Approved by \_\_\_\_\_

TABLE 8 (continued)

Laboratory Analytical Results for Monitoring Well Groundwater Samples - MW-5  
 Bion's Service Center Site  
 La Crosse, Wisconsin

Monitoring Well	Date	GRO	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2-DCA	Isopropylbenzene	n-Propylbenzene	Naphthalene	p-Isopropyltoluene	1,2,4-TMB	1,3,5-TMB	PCE	Dissolved Lead
MW-5	4/25/96	840	0.35	400	<1.0	8.3	9.7	36	5.6	1.1	23	<1.0	6.7	3.6	7.6	1.9
	3/4/97	76	0.13	36	<0.38	0.44	<1.1	31	0.71	<0.46	0.71	<0.35	<0.32	<0.33	2.6	NA
	6/9/97	<50	<0.10	0.42	<0.38	<0.39	<1.1	8.3	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA
	9/3/97	<50	<0.10	0.68	<0.38	<0.39	<1.1	0.95	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA
	12/12/97	<50	<0.10	<0.13	<0.22	<0.20	<0.23	<0.25	NA	NA	<0.10	NA	<0.22	<0.29	NA	NA
	3/25/98	<50	<0.10	2.4	<0.25	<0.10	<0.25	<0.25	NA	NA	0.16	NA	<0.10	<0.10	NA	NA
	6/9/98	<50	<0.10	<0.10	<0.25	<0.10	<0.25	<0.25	NA	NA	0.37	NA	<0.10	<0.10	NA	NA
	2/26/99	<50	<0.10	<0.10	<0.25	<0.10	<0.25	<0.25	NA	NA	<0.22	NA	<0.10	<0.10	4.5	NA
	6/2/99	<50	<0.10	<0.26	<0.24	<0.21	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA
	9/1/99	<50	0.10	<0.26	<0.24	<0.21	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA
	12/6/99	NA	NA	<0.26	<0.24	<0.21	<1.34	NA	NA	NA	NA	NA	<0.86	<0.54	NA	NA
	3/13/00	NA	NA	<0.500	<0.500	<0.500	<0.500	NA	NA	NA	NA	NA	NA	<1.00	5.09	NA
NR 140 PAL		NS	NS	0.5	140	200	1,000	0.5	NS	NS	8	NS	96		0.5	1.5
NR 140 ES		NS	NS	5	700	1,000	10,000	5	NS	NS	40	NS	480		5	15

(continued)

- Notes: All results in ppb unless otherwise noted  
 Shading indicates value equals or exceeds the NR 140 enforcement standard  
 Cross hatching indicates value equals or exceeds the NR 140 preventive action limit  
 GRO - gasoline range organics  
 DRO - diesel range organics  
 DCA - dichloroethane  
 TMB - trimethylbenzene  
 PCE - tetrachloroethene  
 NA - not analyzed  
 NS - no standard  
 PAL - preventive action limit  
 ES - enforcement standard

Checked by \_\_\_\_\_  
 Approved by \_\_\_\_\_

TABLE 8 (continued)

Laboratory Analytical Results for Monitoring Well Groundwater Samples - MW-6  
 Bion's Service Center Site  
 La Crosse, Wisconsin

Monitoring Well	Date	GRO	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2-DCA	Isopropylbenzene	n-Propylbenzene	Naphthalene	p-Isopropyltoluene	1,2,4-TMB	1,3,5-TMB	PCE	Dissolved Lead	
MW-6	4/25/96	<50	<0.1	<0.5	<1.0	<1.0	<3.0	NA	NA	NA	NA	NA	<1.0	<1.0	NA	<1.5	
	3/4/97	180	<0.1	<0.13	<0.22	<0.2	<0.23	NA	NA	NA	<0.23	NA	<0.22	<0.29	NA	NA	
	6/9/97	<50	<0.10	<0.31	<0.38	<0.39	<1.1	<2.0	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA	
	9/3/97	52	<0.10	<0.31	<0.38	<0.39	<1.1	<0.20	NA	NA	<0.35	NA	0.36	<0.33	NA	NA	
	12/12/97	74	0.54	<0.13	<0.22	<0.20	<0.23	<0.25	NA	NA	<0.10	NA	<0.22	<0.29	NA	NA	
	3/25/98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	6/9/98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	2/26/99	220	<0.10	<2.0	<5.0	<0.10	<5.0	<5.0	NA	NA	<0.22	NA	<2.0	<2.0	540	NA	
	6/2/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	9/1/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/6/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3/13/00	NA	NA	<0.500	<0.500	<0.500	<0.500	<0.500	NA	NA	NA	NA	NA	<1.00	<1.00	NA	NA	
NR 140 PAL		NS	NS	0.5	140	200	1,000	0.5	NS	NS	8	NS	96	0.5	1.5		
NR 140 ES		NS	NS	5	700	1,000	10,000	5	NS	NS	40	NS	480	5	15		

(continued)

- Notes: All results in ppb unless otherwise noted  
 Shading indicates value equals or exceeds the NR 140 enforcement standard  
 GRO - gasoline range organics  
 DRO - diesel range organics  
 DCA - dichloroethane  
 TMB - trimethylbenzene  
 PCE - tetrachloroethene  
 NA - not analyzed  
 NS - no standard  
 PAL - preventive action limit  
 ES - enforcement standard

Checked by \_\_\_\_\_  
 Approved by \_\_\_\_\_

TABLE 8 (continued)

Laboratory Analytical Results for Monitoring Well Groundwater Samples - MW-7  
 Bion's Service Center Site  
 La Crosse, Wisconsin

Monitoring Well	Date	GRO	DRO (ppm)	Benzene	Ethyl-benzene	Toluene	Xylenes	1,2-DCA	Isopropyl-benzene	n-Propyl-benzene	Naphthalene	p-Isopropyl-toluene	1,2,4-TMB	1,3,5-TMB	PCE	Dissolved Lead
MW-7	4/25/96	<50	<0.1	<0.5	<1.0	<1.0	<3.0	NA	NA	NA	NA	NA	<1.0	<1.0	NA	4.6
	3/4/97	<50	<0.1	<0.13	<0.22	<0.20	<0.23	NA	NA	NA	<0.46	NA	<0.22	<0.29	NA	NA
	6/9/97	<50	<0.10	<0.31	<0.38	<0.39	<1.1	<0.20	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA
	9/3/97	<50	<0.10	<0.31	<0.38	<0.39	<1.1	<0.20	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA
	12/12/97	<50	<0.10	<0.13	<0.22	<0.20	<0.23	<0.25	NA	NA	<0.10	NA	<0.22	<0.29	NA	NA
	3/25/98	<50	<0.10	<0.10	<0.25	<0.10	<0.25	<0.25	NA	NA	<0.10	NA	<0.10	<0.10	NA	NA
	6/9/98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	2/26/99	95	<0.10	<1.0	<2.5	<0.10	<2.5	<2.5	NA	NA	<0.22	NA	<1.0	<1.0	200	NA
	6/2/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	9/1/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/6/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3/13/00	NA	NA	<0.500	<0.500	<0.500	<0.500	<0.500	NA	NA	NA	NA	NA	<1.00	<1.00	NA	NA
NR 140 PAL	NS	NS	0.5	140	200	1,000	0.5	NS	NS	8	NS	96	0.5	1.5		
NR 140 ES	NS	NS	5	700	1,000	10,000	5	NS	NS	40	NS	480	5	15		

(continued)

Notes: All results in ppb unless otherwise noted  
 Shading indicates value equals or exceeds the NR 140 enforcement standard  
 Cross hatching indicates value equals or exceeds the NR 140 preventive action limit  
 GRO - gasoline range organics  
 DRO - diesel range organics  
 DCA - dichloroethane  
 TMB - trimethylbenzene  
 PCE - tetrachloroethene  
 NA - not analyzed  
 NS - no standard  
 PAL - preventive action limit  
 ES - enforcement standard

Checked by \_\_\_\_\_  
 Approved by \_\_\_\_\_



TABLE 8 (continued)

Laboratory Analytical Results for Monitoring Well Groundwater Samples - MW-10  
 Bion's Service Center Site  
 La Crosse, Wisconsin

Monitoring Well	Date	GRO	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2-DCA	Isopropylbenzene	n-Propylbenzene	Naphthalene	p-Isopropyltoluene	1,2,4-TMB	1,3,5-TMB	PCE	Dissolved Lead
MW-10	3/4/97	7,000	4.6	900	210	800	2,000	NA	NA	NA	220	NA	390	94	NA	NA
	6/9/97	<50	0.23	18	<0.38	<0.39	3.6	19	NA	NA	1.2	NA	1.5	0.53*	NA	NA
	9/3/97	1,400	0.73	260	82	54	280	27	NA	NA	100	NA	100	34	NA	NA
	12/12/97	1,000	0.65	280	25	32	120	26	NA	NA	26	NA	24	<25	NA	NA
	3/25/98	630	1.8	280	31	9.1	190	58	NA	NA	71	NA	13	3.3	NA	NA
	6/9/98	430	1.4	160	7.6	2.4	70	32	NA	NA	52	NA	8.3	0.57	NA	NA
	2/26/99	790	0.80	160	29	NA	160	15	NA	NA	17	NA	20	5.4	4.6	NA
	6/2/99	400	<0.10	140	18	5.5	15	NA	NA	NA	NA	NA	6.6	2.1	NA	NA
	9/1/99	490	0.56	150	5.6	1.6	45.7	NA	NA	NA	NA	NA	1.7	<0.54	NA	NA
	12/6/99	NA	NA	280	27	6.6	86	NA	NA	NA	NA	NA	7.9	1.7	NA	NA
3/13/00	NA	NA	239	16.3	4.19	48.7	NA	NA	NA	NA	NA	3.24	3.69	NA	NA	
NR 140 PAL		NS	NS	0.5	140	200	1,000	0.5	NS	NS	8	NS	96		0.5	1.5
NR 140 ES		NS	NS	5	700	1,000	10,000	5	NS	NS	40	NS	480		5	15

(continued)

Notes: All results in ppb unless otherwise noted  
 Shading indicates value equals or exceeds the NR 140 enforcement standard  
 Cross hatching indicates value equals or exceeds the NR 140 preventive action limit  
 GRO - gasoline range organics  
 DRO - diesel range organics  
 DCA - dichloroethane  
 TMB - trimethylbenzene  
 PCE - tetrachloroethene  
 NA - not analyzed  
 NS - no standard  
 PAL - preventive action limit  
 ES - enforcement standard

Checked by \_\_\_\_\_  
 Approved by \_\_\_\_\_

TABLE 8 (continued)

Laboratory Analytical Results for Monitoring Well Groundwater Samples - AS-1  
 Bion's Service Center Site  
 La Crosse, Wisconsin

Monitoring Well	Date	GRO	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2-DCA	Isopropylbenzene	n-Propylbenzene	Naphthalene	p-Isopropyltoluene	1,2,4-TMB	1,3,5-TMB	PCE	Dissolved Lead	
AS-1	5/7/97	NA	NA	<1.6	7.9	4.6	150	<1.0	NA	NA	NA	NA	<del>130</del>	<del>48</del>	NA	NA	
	6/9/97	<50	0.56	<0.31	<0.38	<0.39	<1.1	<0.20	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA	
	9/3/97	<50	0.11	<0.31	<0.38	<0.39	<1.1	<0.20	NA	NA	<0.35	NA	<0.32	<0.33	NA	NA	
	12/12/97	<50	<0.10	<0.13	<0.22	<0.20	<0.23	<0.25	NA	NA	<0.10	NA	<0.60	<0.29	NA	NA	
	3/25/98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	6/9/98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	2/26/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	6/2/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	9/1/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
12/6/99	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
NR 140 PAL		NS	NS	0.5	140	200	1,000	0.5	NS	NS	8	NS	96		0.5	1.5	
NR 140 ES		NS	NS	5	700	1,000	10,000	5	NS	NS	40	NS	480		5	15	

(continued)

- Notes: All results in ppb unless otherwise noted  
 Cross hatching indicates value equals or exceeds the NR 140 preventive action limit  
 GRO - gasoline range organics  
 DRO - diesel range organics  
 DCA - dichloroethane  
 TMB - trimethylbenzene  
 PCE - tetrachloroethene  
 NA - not analyzed  
 NS - no standard  
 PAL - preventive action limit  
 ES - enforcement standard

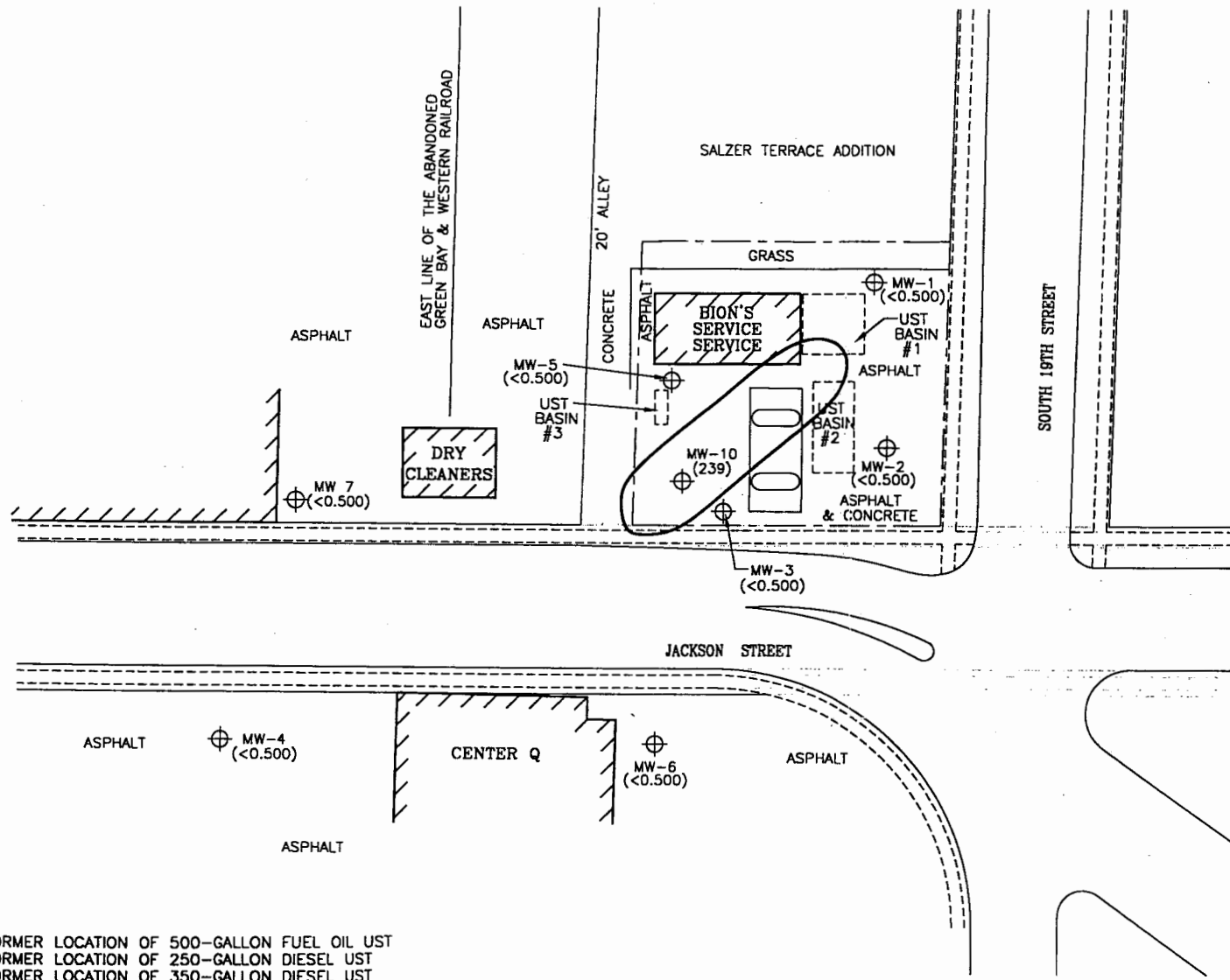
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Table 9

Groundwater monitoring well Polycyclic Aromatic Hydrocarbon Laboratory Analytical Results  
 Bion's Service Center  
 La Crosse, Wisconsin  
 March 3, 1997 & Sept. 1, 1999

Analyte	MW-1	MW-2	MW-3	MW-4	MW-4 9/1/99	MW-5	MW-6	MW-7	MW-10	NR 140 ES	NR 140 PAL
Acenaphthene	<7.0	<0.70	<7.0	<0.70	<0.47	<0.70	<0.70	<0.70	<0.70	NS	NS
Acenaphthylene	<4.8	<0.48	<4.8	<0.48	<0.41	<0.48	<0.48	<0.48	<0.48	NS	NS
Anthracene	<0.46	<0.046	<0.46	<0.046	<0.021	<0.046	<b>0.065</b>	<0.046	<0.046	3,000	600
Benzo (a) anthracene	<0.23	<0.023	<0.23	<b>0.037</b>	<b>0.10</b>	<0.023	<b>0.068</b>	<0.023	<b>0.081</b>	NS	NS
Benzo (b) fluoranthene	<0.87	<0.087	<0.87	<0.087	<b>0.20</b>	<0.087	<0.087	<0.087	<0.087	0.2	0.02
Benzo (k) fluoranthene	<0.46	<0.046	<0.46	<0.046	<b>0.11</b>	<0.046	<0.046	<0.046	<0.046	NS	NS
Benzo (a) pyrene	<0.24	<0.024	<0.24	<b>0.050</b>	<b>0.25</b>	<0.024	<b>0.066</b>	<0.024	<0.024	0.2	0.02
Benzo (ghi) perylene	<1.2	<0.12	<1.2	<0.12	<b>0.23</b>	<0.12	<0.12	<0.12	<0.12	NS	NS
Chrysene	<0.48	<0.048	<0.48	<0.048	<b>0.13</b>	<0.048	<b>0.11</b>	<0.048	<b>0.76</b>	0.2	0.02
Dibenzo (a,h) anthracene	<0.89	<0.089	<0.89	<0.089	<b>0.21</b>	<0.089	<0.089	<0.089	<0.089	NS	NS
Fluoranthene	<1.1	<0.11	<1.1	<b>0.22</b>	<b>0.24</b>	<0.11	<b>0.72</b>	<0.11	<0.11	400	80
Fluorene	<0.52	<0.052	<0.52	<0.052	<0.058	<0.052	<b>0.23</b>	<0.052	<b>1.0</b>	400	80
Indeno (1,2,3-cd) pyrene	<0.58	<0.058	<0.58	<0.058	<b>0.50</b>	<0.058	<0.058	<0.058	<0.058	NS	NS
1-Methylnaphthalene	<b>70</b>	<0.38	<b>55</b>	<0.38	<0.36	<0.38	<0.38	<0.38	<b>94</b>	NS	NS
2-Methylnaphthalene	<b>110</b>	<0.58	<b>81</b>	<0.58	<b>0.40</b>	<0.58	<0.58	<0.58	<b>86</b>	NS	NS
Naphthalene	<b>220</b>	<0.23	<b>220</b>	<0.23	<0.42	<0.23	<0.23	<0.23	<b>220</b>	40	8
Phenanthrene	<0.65	<0.065	<0.65	<b>0.17</b>	<b>0.082</b>	<0.065	<b>1.6</b>	<0.065	<b>0.13</b>	NS	NS
Pyrene	<0.61	<0.061	<0.61	<b>0.13</b>	<b>0.22</b>	<0.061	<b>0.43</b>	<0.061	<b>0.29</b>	250	50

Note: concentrations in parts-per-billion (ug/L) unless noted



**LEGEND**

- ⊕ MONITORING WELL
- ▭ UST BASINS
- SIDE WALK
- ( ) GROUNDWATER BENZENE CONCENTRATION IN ppb
- ISOCONCENTRATION CONTOUR

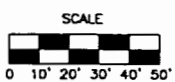


**TANK LEGEND**

- UST BASIN #1 FORMER LOCATION OF 500-GALLON FUEL OIL UST  
FORMER LOCATION OF 250-GALLON DIESEL UST  
FORMER LOCATION OF 350-GALLON DIESEL UST
- UST BASIN #2 LOCATION OF (2) 6,000-GALLON UNLEADED GASOLINE UST  
LOCATION OF (1) 10,000-GALLON UNLEADED GASOLINE UST  
FORMER LOCATION OF 6,000-GALLON UNLEADED GASOLINE UST
- UST BASIN #3 LOCATION OF 500-GALLON WASTE OIL UST

EXACT FORMER LOCATIONS OF (2) 4,000-GALLON LEADED GASOLINE USTs ARE UNKNOWN, BUT THEY ARE BELIEVED TO HAVE BEEN LOCATED SOUTH OF THE CURRENT PUMP ISLAND AND MAY HAVE EXTENDED BENEATH THE SIDEWALK.

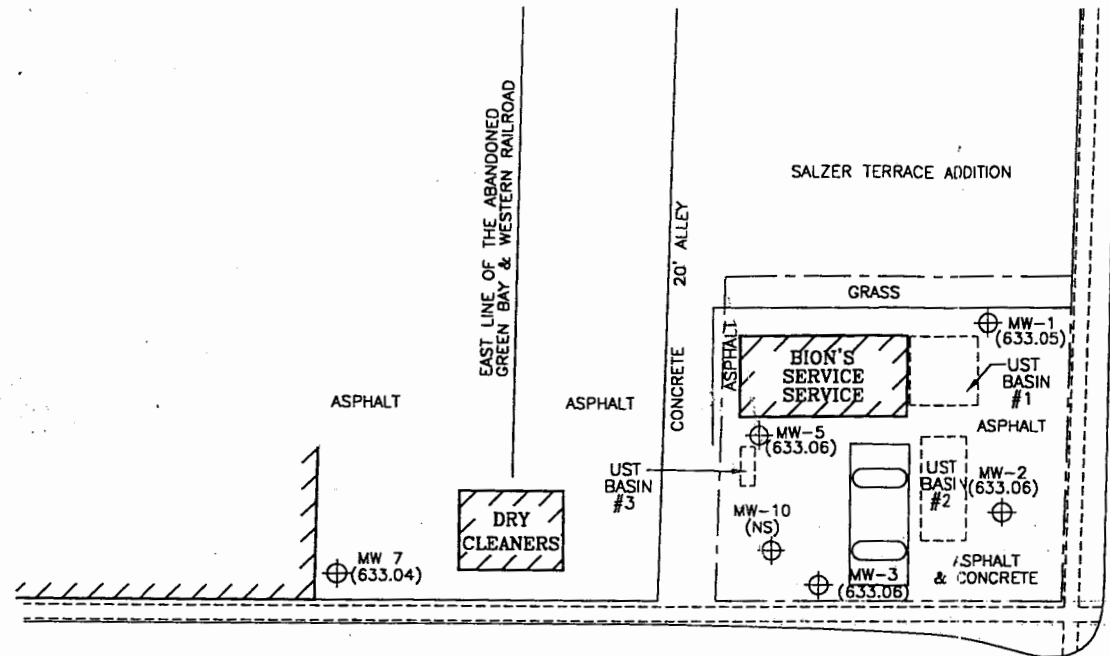
**ENVIROGEN**  
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT  
 1205 Rudy Street  
 Onalaska, Wisconsin 54650



GROUNDWATER BENZENE  
 DISTRIBUTION (03/13/00)  
 BION'S SERVICE CENTER SITE  
 LA CROSSE, WISCONSIN

FIGURE NO.  
 13

DRAWING NO.	95-293133
DRAWN BY:	RRT
CHECKED BY:	02/08/01
APPROVED BY:	
REVISIONS:	
ENGINEER:	
DATE:	



**LEGEND**

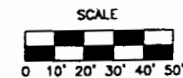
- ⊕ MONITORING WELL
- ▭ UST BASINS
- - - SIDE WALK
- ( ) GROUNDWATER ELEVATIONS IN FEET ABOVE MSL
- (NS) NOT SURVEYED



**TANK LEGEND**

- UST BASIN #1** FORMER LOCATION OF 500-GALLON FUEL OIL UST  
FORMER LOCATION OF 250-GALLON DIESEL UST  
FORMER LOCATION OF 350-GALLON DIESEL UST
- UST BASIN #2** LOCATION OF (2) 6,000-GALLON UNLEADED GASOLINE UST  
LOCATION OF (1) 10,000-GALLON UNLEADED GASOLINE UST  
FORMER LOCATION OF 6,000-GALLON UNLEADED GASOLINE UST
- UST BASIN #3** LOCATION OF 500-GALLON WASTE OIL UST

EXACT FORMER LOCATIONS OF (2) 4,000-GALLON LEADED GASOLINE USTs ARE UNKNOWN, BUT THEY ARE BELIEVED TO HAVE BEEN LOCATED SOUTH OF THE CURRENT PUMP ISLAND AND MAY HAVE EXTENDED BENEATH THE SIDEWALK.



**ENVIROGEN**  
 MOST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT  
 1285 Rudy Street  
 Oshkosh, Wisconsin 54650

POTENTIOMETRIC SURFACE

(6/14/96)

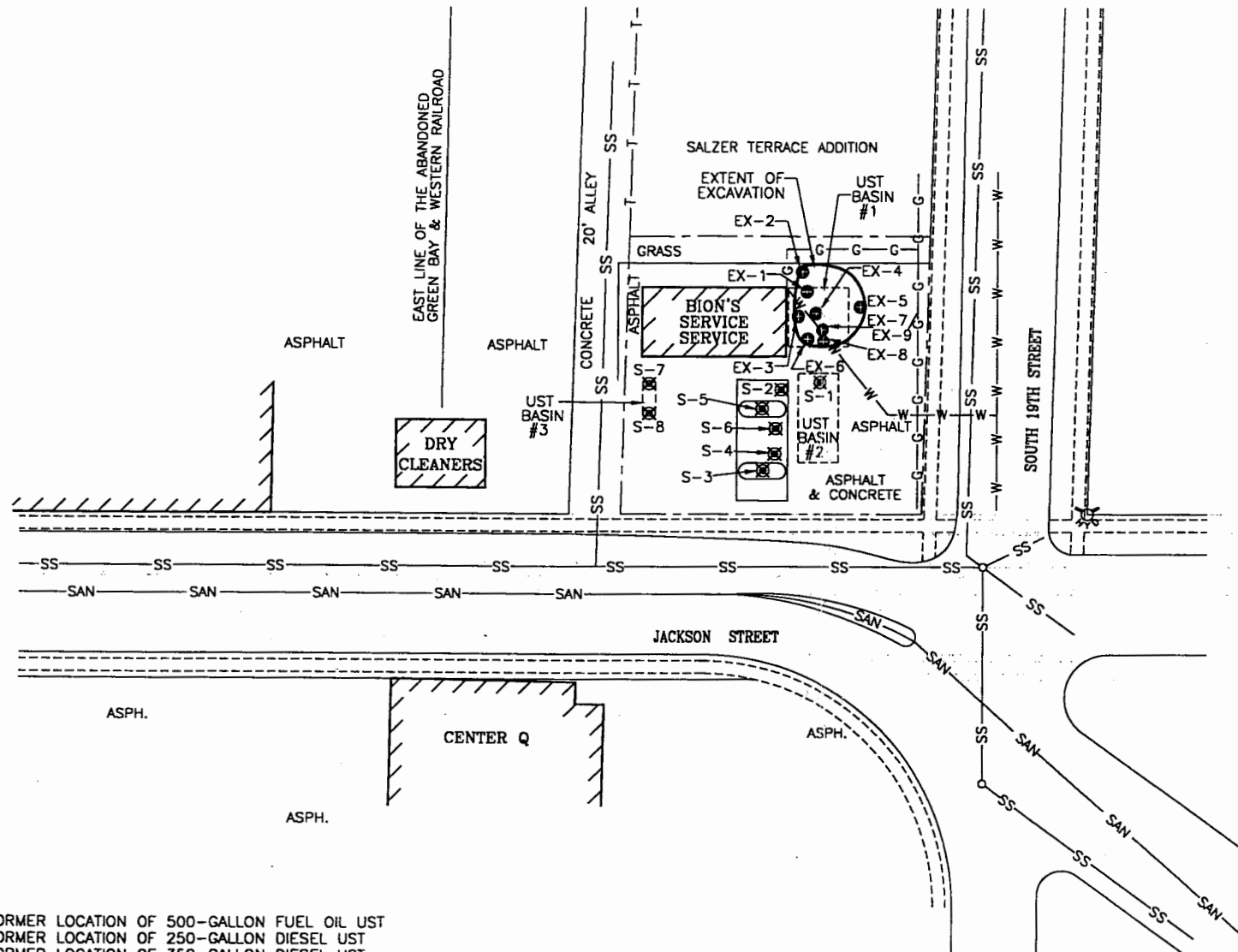
BION'S SERVICE CENTER SITE

LA CROSSE, WISCONSIN

FIGURE NO.

8

DATE	ENGINEER
DATE	ENGINEER
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
02/08/01	RRT
DRAWN BY:	
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**LEGEND**

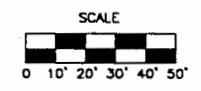
- UST BASINS
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- SIDE WALK
- UST REMOVAL/PIPING AND DISPENSER UPGRADE SOIL SAMPLING LOCATION
- SOIL EXCAVATION SAMPLING LOCATION



**TANK LEGEND**

- UST BASIN #1 FORMER LOCATION OF 500-GALLON FUEL OIL UST  
FORMER LOCATION OF 250-GALLON DIESEL UST  
FORMER LOCATION OF 350-GALLON DIESEL UST
- UST BASIN #2 LOCATION OF (2) 6,000-GALLON UNLEADED GASOLINE UST  
LOCATION OF (1) 10,000-GALLON UNLEADED GASOLINE UST  
FORMER LOCATION OF 6,000-GALLON UNLEADED GASOLINE UST
- UST BASIN #3 LOCATION OF 500-GALLON WASTE OIL UST

EXACT FORMER LOCATIONS OF (2) 4,000-GALLON LEADED GASOLINE USTs ARE UNKNOWN, BUT THEY ARE BELIEVED TO HAVE BEEN LOCATED SOUTH OF THE CURRENT PUMP ISLAND AND MAY HAVE EXTENDED BENEATH THE SIDEWALK.

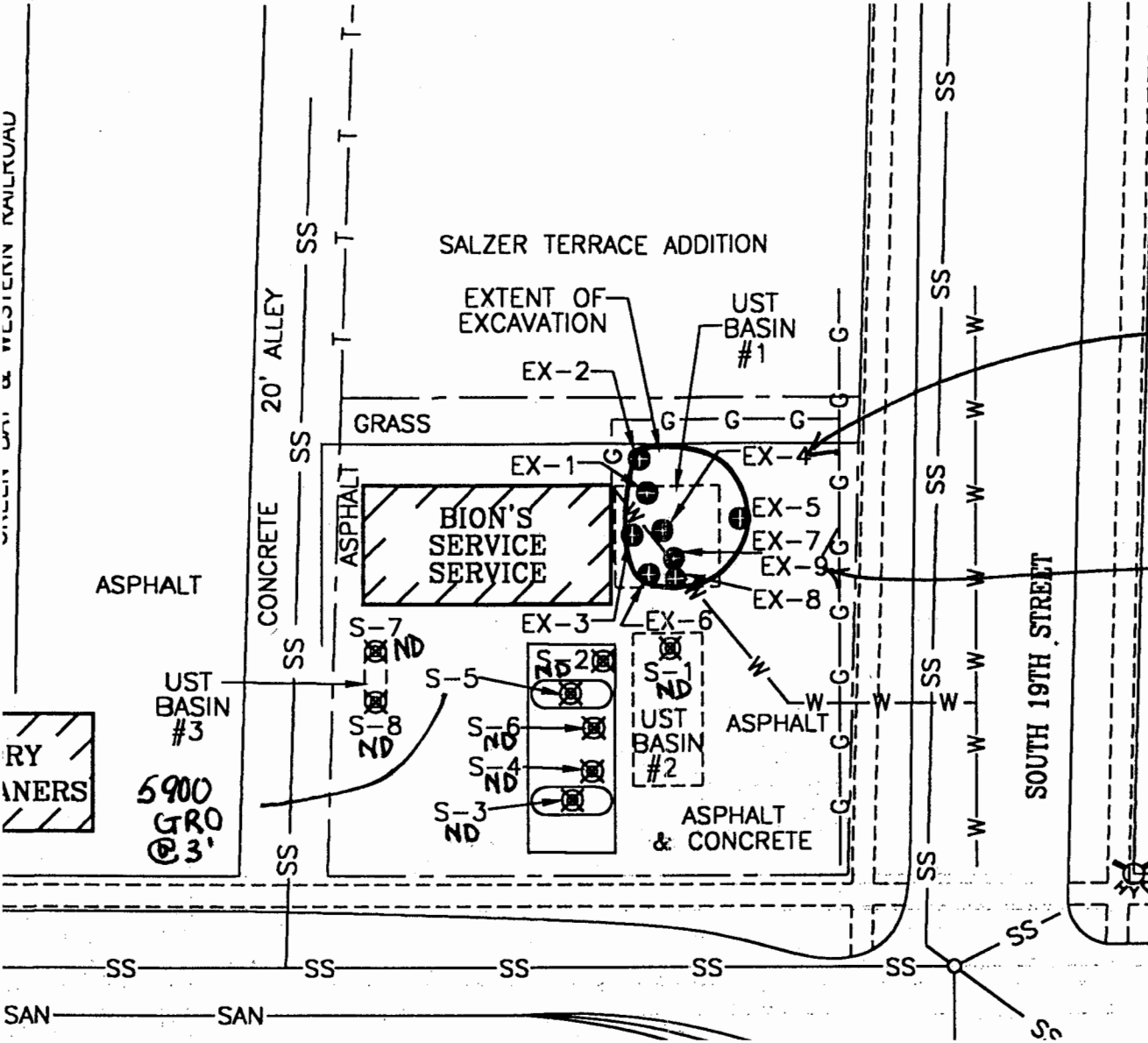


**ENVIROGEN**  
 BEST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT  
 1205 Rudy Street  
 Oshkosh, Wisconsin 54650

UST REMOVAL/PIPING AND DISPENSER UPGRADE/  
 SOIL EXCAVATION SAMPLING LOCATIONS  
 BION'S SERVICE CENTER SITE  
 LA CROSSE, WISCONSIN

FIGURE NO.  
 11

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
02/09/01	
RRT	
DRAWN BY:	
95.293L31	
DRAWING NO.	



**LEGEND**

- [ ] UST
- G — GAS
- W — WATER
- SAN — SANIT
- SS — STORAGE
- - - SIDE
- ☒ UST UPGF
- SOIL

520 ppm DRO  
@ 11'  
PVOCS - ND

110 ppm DRO  
PVOCS - ND

FIG 11  
UST Removal  
Dispenser-piping up-  
grade -  
excavation

TABLE 2

UST Removal and Excavation Analytical Results  
 Bion's Service Center  
 La Crosse, Wisconsin

9/97 { Dispenser + piping upgrade  
 W.O. + u/L USTs removed  
 5-1 - 5-8

See Fig 4

Sample	Date	Depth	Location	PID	GRO	DRO	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Xylenes
SS-1	04/20/95	7	East end 300-gallon diesel	<10	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-2	04/20/95	7	West end 300-gallon diesel	23	NA	NA	NA	NA	NA	NA	NA	NA	NA
SS-3	04/20/95	8	North end 550-gallon diesel	102	NA	5,900	NA	NA	NA	NA	NA	NA	NA
SS-4	04/20/95	9	South end 550-gallon diesel	<10	NA	NA	NA	NA	NA	NA	NA	NA	NA
S-1	09/15/97	13	East end 6,000-gallon gasoline	<10	<2.6	NA	NA	NA	NA	NA	NA	NA	NA
S-2	09/15/97	13	West end 6,000-gallon gasoline	<10	<2.6	NA	NA	NA	NA	NA	NA	NA	NA
S-3	09/16/97	3	South Pump Island	<10	<2.6	NA	NA	NA	NA	NA	NA	NA	NA
S-4	09/16/97	3	South Swing Joint	20	<2.8	NA	NA	NA	NA	NA	NA	NA	NA
S-5	09/16/97	3	North Pump Island	520	5,900	NA	NA	NA	NA	NA	NA	NA	NA
S-6	09/16/97	3	T-Joint	240	<2.7	NA	NA	NA	NA	NA	NA	NA	NA
S-7	09/17/97	7	North end waste oil	<10	NA	12	NA	NA	NA	NA	NA	NA	NA
S-8	09/17/97	7	South end waste oil	<10	NA	<4.8	NA	NA	NA	NA	NA	NA	NA
BF-1	09/16/97	-	Backfill	<10	<2.7	NA	NA	NA	NA	NA	NA	NA	NA
BF-2	09/16/97	-	Backfill	<10	<2.7	NA	NA	NA	NA	NA	NA	NA	NA
BF-3	09/16/97	-	Backfill	<10	<2.7	NA	NA	NA	NA	NA	NA	NA	NA
BF-4	09/16/97	-	Backfill	<10	<2.6	NA	NA	NA	NA	NA	NA	NA	NA
EX-1	09/17/97	8	Confirmation - removed	498	NA	510	<52	<130	<130	<130	2,400	1,600	520
EX-2	09/17/97	9	North Wall	<10	NA	14	<25	<25	<25	<25	<25	<25	<50
EX-3	09/17/97	9	West Wall	<10	NA	8.5	<25	<25	<25	<25	<25	<25	<50
EX-4	09/17/97	11	Floor	60	NA	520	<25	<25	<25	<25	<25	<25	<50
EX-5	09/17/97	9	East Wall	<10	NA	<4.7	<25	<25	<25	<25	<25	<25	<50
EX-6	09/17/97	9	Confirmation - removed	120	NA	NA	NA	NA	NA	NA	NA	NA	NA
EX-7	09/17/97	9	Confirmation - removed	51	NA	NA	NA	NA	NA	NA	NA	NA	NA
EX-8	09/17/97	9	South Wall	<10	NA	<4.8	<25	<25	<25	<25	<25	<25	<50
EX-9	09/17/97	10	Floor	20	NA	110	<25	<25	<25	<25	<25	<25	<50
NR 720 RCLs based on protection of groundwater					100	100	5.5	2,900	NS	1,500	NS	NS	4,100
COMM 46 Direct Contact Standards (0-4 feet bgs)					NS	NS	1,100	400,000	NS	670,000	NS	NS	470,000

Notes:  
 Elevation are reported as feet above mean sea level  
 All depths are reported in feet  
 NM - Not measured  
 NI - Not Installed

Checked by: \_\_\_\_\_  
 Approved by: \_\_\_\_\_



TABLE 4

Geoprobe/Handauger Soil Laboratory Analytical Results  
 Bion's Service Center  
 La Crosse, Wisconsin

Sample	Date	Depth (feet bgs)	GRO (ppm)	DRO (ppm)	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes
GP-1	10/25/95	8-10	350	8,100	<250	<250	<250	<250	810	1,100	550
GP-2	10/25/95	3-5	<2.7	4.6	<0.5	<0.5	<0.4	<0.4	<0.8	<0.8	<1.5
GP-3	10/25/95	39-41	<3.1	<4.8	<0.6	<0.6	<0.5	<0.5	<0.9	<0.9	<1.7
GP-4	10/26/95	38-40	<3.0	<4.8	<0.6	<0.6	<0.5	<0.5	<0.8	<0.8	<1.6
GP-5	10/25/95	8-10	<2.7	<4.2	<0.5	<0.5	<0.4	<0.4	<0.8	<0.8	<1.6
GP-6	10/26/95	38-40	<2.7	<4.3	<0.5	<0.5	<0.4	<0.4	<0.8	<0.8	<1.6
GP-7	10/25/95	40-42	49	130	<0.6	<0.6	<0.5	<0.5	16	28	1.1
GP-8	10/25/95	40-42	<3.1	<4.9	<0.6	4.3	<0.5	0.8	4.3	1.8	3.9
GP-9	10/25/95	39-41	7,600	2,800	18,000	140,000	9,000	310,000	260,000	79,000	610,000
GP-10	10/26/95	39-41	<3.0	<4.8	<0.6	<0.6	<0.5	<0.5	<0.9	<0.9	<1.7
GD-2	10/26/95	3	12	180	<2.8	<2.8	<2.2	<2.2	50	50	21.3
NR 720 RCLs based on protection of groundwater			100	100	5.5	2,900	NS	1,500	NS	NS	4,100
NR 746.06 Table 2 Direct Contact Standards (0-4 feet bgs)			NS	NS	1,100	NS	NS	NS	NS	NS	NS

xc. 746  
Table 1

- Notes: All results listed in parts-per-billion unless otherwise indicated
- Indicates sample exceeds the NR 720 RCLs based on the protection of groundwater (NR 720.09 Table 1)
- <sup>1</sup> Suggested RCL for PAH compounds in soil based on groundwater pathway and non-industrial direct contact pathway (WDNR Pub. RR-519-97)
- <sup>2</sup> RCLs based on human health risk from direct contact related to non-industrial land use (NR 720.11 Table 2)
- bgs - Below the ground surface  
 DRO - diesel range organics  
 GRO - gasoline range organics  
 MTBE - methyl tert-butyl ether  
 NA - not analyzed  
 NS - no standard  
 RCL - residual contaminant level  
 TMB - trimethylbenzene

Checked by: \_\_\_\_\_  
 Approved by: \_\_\_\_\_

TABLE 6

Test Boring/Monitoring Well/Geoprobe Soil Laboratory Analytical Results  
 Bion's Service Center  
 La Crosse, Wisconsin

Sample	Date	Depth (feet bgs)	PID (ppmv)	GRO (ppm)	DRO (ppm)	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes	Lead (ppm)
TB-1	12/20/95	19-21	<10	3.2	NA	<0.6	<0.6	<0.5	<0.5	<0.9	<0.9	<1.8	NA
		39-41	573	6,200	NA	4,800	120,000	<2,500	170,000	300,000	94,000	570,000	NA
TB-2	12/21/95	39-41	19.6	<3.1	NA	<0.6	<0.6	<0.5	<0.5	1.4	<0.9	<1.7	NA
MW-1	12/20/95	19-21	<10	<2.6	6.9	<0.5	<0.5	<0.4	0.7	<0.7	<0.7	<1.4	NA
		39-41	<10	<3.1	<4.8	<0.6	<0.6	<0.5	<0.5	1.0	<0.9	<1.7	NA
MW-2	12/19/95	39-41	<10	<3.1	NA	<0.6	<0.6	<0.5	<0.5	<0.9	<0.9	<1.7	NA
MW-3	12/19/95	39-41	375	1,800	NA	1,400	25,000	<630	17,000	80,000	24,000	158,000	9.0
MW-4	12/21/95	39-41	<10	<3.1	NA	<0.6	<0.6	<0.5	<0.5	<0.9	<0.9	<1.7	NA
MW-5	12/20/95	41-43	<10	<3.3	NA	<0.7	<0.7	<0.5	<0.5	<0.9	<0.9	<1.8	NA
MW-6	12/21/95	39-41	<10	<3.0	NA	<0.6	<0.6	<0.5	<0.5	1.1	<0.8	<1.7	NA
MW-7	12/21/95	39-41	<10	<3.1	NA	<0.6	<0.6	<0.5	<0.5	<0.9	<0.9	<1.7	NA
MW-10	01/08/96	40-42	216	<3.0	<4.7	40	70	<25	110	150	43	370	NA
TB-20	01/08/96	9-11	138	NA	3,600	<100	<100	<100	<100	820	730	<200	NA
AS-1	01/08/96	40-42	1,000 +	10,000	840	42,000	160,000	6,700	500,000	280,000	82,000	690,000	NA
GP-21	08/06/97	4-8	<10	<5.2	<5.7	<11	<29	<29	<29	<29	<29	<87	NA
GP-22	08/06/97	37-41	<10	<5.7	<5.7	<11	<28	<28	<28	<28	<28	<85	NA
GP-23	08/06/97	37-41	510	7,070	2,480	18,600	130,000	<7,440	293,000	237,000	84,400	554,000	NA
GP-24	08/06/97	37-41	52	<5.9	<5.9	<12	<30	<30	<30	<30	<30	<89	NA
GP-25	08/06/97	37-41	<10	<6.0	<6.0	<12	<30	<30	<30	<30	<30	<89	NA
NR 720 RCLs based on protection of groundwater				100	100	5.5	2,900	NS	1,500	NS	NS	4,100	NS
NR 746.06 Table 2 Direct Contact Standards (0-4 feet bgs)				NS	NS	1,100	NS	NS	NS	NS	NS	NS	50 <sup>1</sup>

Notes:

All results listed in parts-per-billion unless otherwise indicated

Indicates sample exceeds the NR 720 RCLs based on the protection of groundwater (NR 720.09 Table 1)

<sup>1</sup> RCLs based on human health risk from direct contact related to non-industrial land use (NR 720.11 Table 2)

bgs - Below the ground surface

DRO - diesel range organics

GRO - gasoline range organics

MTBE - methyl tert-butyl ether

NA - not analyzed

NS - no standard

RCL - residual contaminant level

TMB - trimethylbenzene

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

Exceeds 746 table 1 →

Removed in 1997 exc'n →

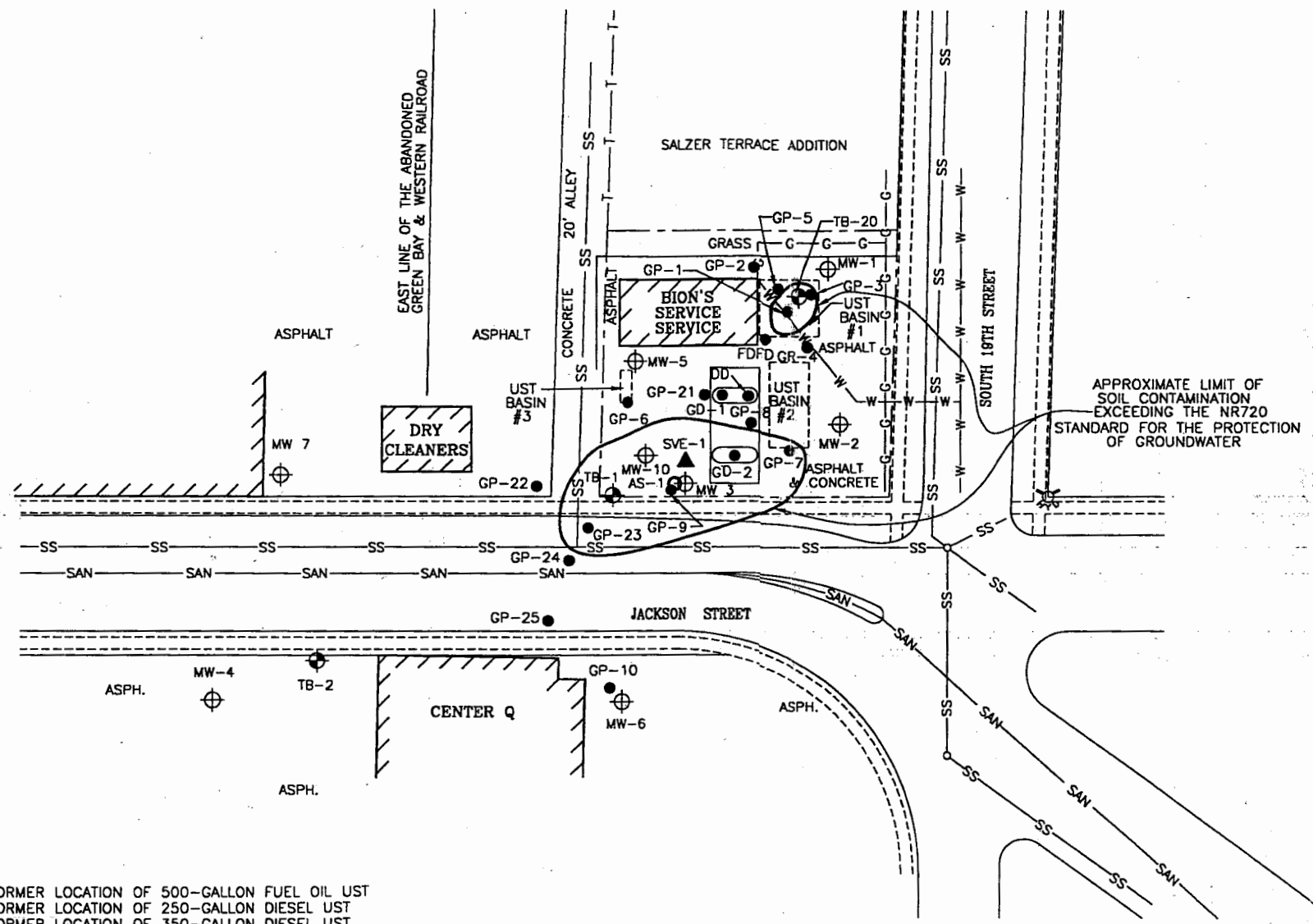
Exceeds 746 table 1 →



**LEGEND**

- ⊕ MONITORING WELL
- ⊕ TEST BORING
- ▲ SOIL VAPOR EXTRACTION WELL
- AIR SPARGE WELL
- GEOPROBE LOCATIONS
- ▭ UST BASINS
- G — GAS LINE
- W — WATER LINE
- SAN — SANITARY SEWER
- SS — STORM SEWER
- - - SIDE WALK

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
02/08/01	RRT
DRAWN BY:	
95.293L26	
DRAWING NO.	



**TANK LEGEND**

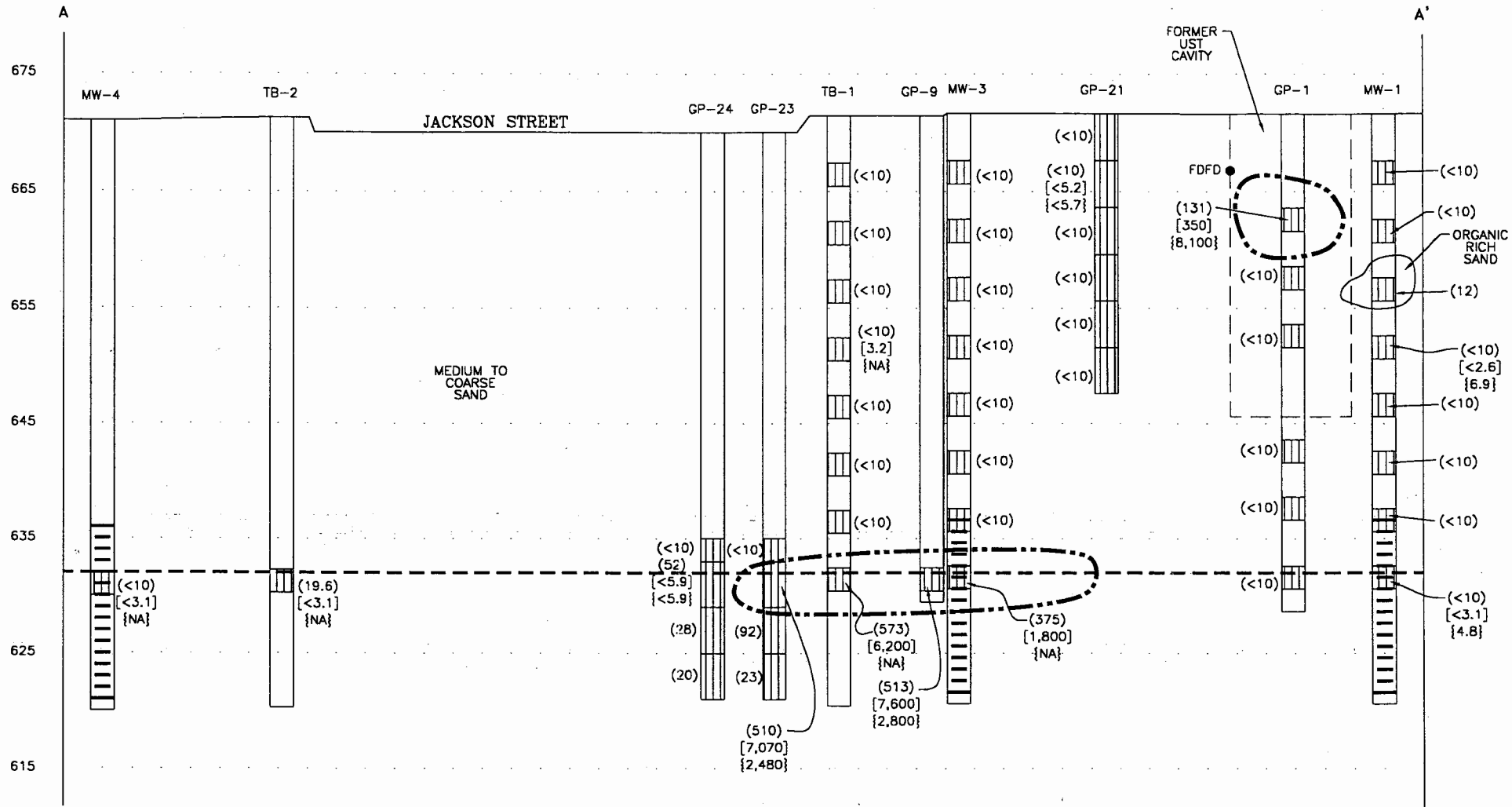
- UST BASIN #1 FORMER LOCATION OF 500-GALLON FUEL OIL UST  
FORMER LOCATION OF 250-GALLON DIESEL UST  
FORMER LOCATION OF 350-GALLON DIESEL UST
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LOCATION OF (1) 10,000-GALLON UNLEADED GASOLINE UST  
FORMER LOCATION OF 6,000-GALLON UNLEADED GASOLINE UST
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EXACT FORMER LOCATIONS OF (2) 4,000-GALLON LEADED GASOLINE USTs ARE UNKNOWN, BUT THEY ARE BELIEVED TO HAVE BEEN LOCATED SOUTH OF THE CURRENT PUMP ISLAND AND MAY HAVE EXTENDED BENEATH THE SIDEWALK.

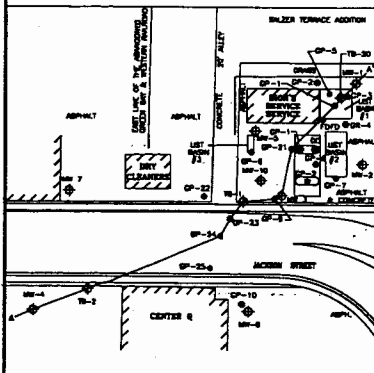
**ENVIROGEN**  
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT  
 1205 Rudy Street  
 Onalaska, Wisconsin 54650

EXTENT OF SOIL CONTAMINANT	FIGURE NO.
BION'S SERVICE CENTER SITE LA CROSSE, WISCONSIN	6

ELEVATION IN FEET ABOVE MSL



PLAN VIEW



LEGEND

SAMPLE INTERVAL

SCREENED INTERVAL

GROUNDWATER TABLE (4/25/96)

ESTIMATED LIMITS OF SOIL CONTAMINATION ABOVE NR 720 STANDARD

( ) PID CONCENTRATION IN ppmv

[ ] GRO CONCENTRATION IN ppm

{ } DRO CONCENTRATION IN ppm

SCALE

HORIZONTAL: 1" = 30'

VERTICAL: 1" = 10'



**ENVIROGEN**

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

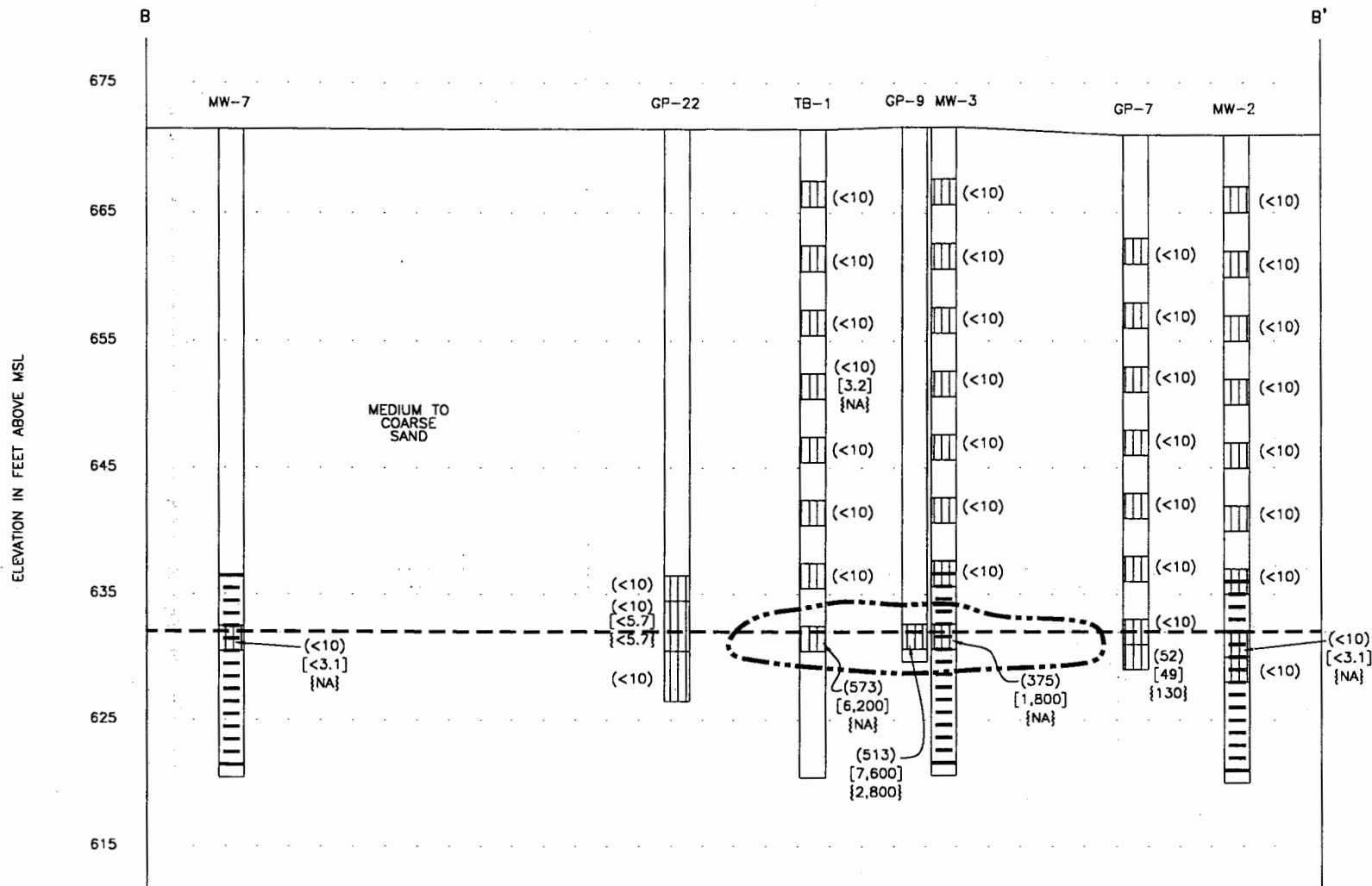
1265 Rudy Street  
Onalaska, Wisconsin 54650

SOIL CONTAMINANT DISTRIBUTION  
CROSS-SECTION A-A'  
BION'S SERVICE CENTER SITE  
LA CROSSE, WISCONSIN

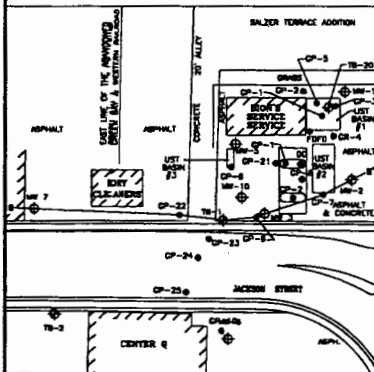
FIGURE NO.

9

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
RRT	
DRAWN BY:	
95.293129	
DRAWING NO.	



PLAN VIEW



LEGEND

- SAMPLE INTERVAL ( ) PID CONCENTRATION IN ppmv
- SCREENED INTERVAL [ ] GRO CONCENTRATION IN ppm
- GROUNDWATER TABLE (4/25/96) { } DRO CONCENTRATION IN ppm
- ESTIMATED LIMITS OF SOIL CONTAMINATION ABOVE NR 720 STANDARD

SCALE  
 HORIZONTAL: 1" = 30'  
 VERTICAL: 1" = 10'



SOIL CONTAMINANT DISTRIBUTION CROSS-SECTION B-B'		FIGURE NO.
BION'S SERVICE CENTER SITE LA CROSSE, WISCONSIN		10

DRAWING NO.	95.293130
DRAWN BY:	RRT
CHECKED BY:	
APPROVED BY:	
REVISIONS:	
ENGINEER:	
DATE:	

Document Number

GROUNDWATER USE RESTRICTION

1443352

LACROSSE COUNTY  
REGISTER OF DEEDS  
DEBORAH J. FLOCK

RECORDED ON  
02/27/2006 12:29PM

REC FEE: 15.00  
TRANSFER FEE:  
EXEMPT #:

PAGES: 3

Declaration of Restrictions

[Legal Description of the Property as it Appears on the Most Recent Deed]

The following tract of land in La Crosse, County, State of Wisconsin:  
Lots 165, 166 and 167 in Block 15 of Salzer Terrace: And that part of the  
NW ¼ of the SW ¼ of Section 4 Township 15 North of Range 7 West, in the  
City of LaCrosse being part of vacated State Road adjoining said Lots on the  
Southwest and bounded on the West by the West line of said Lot 167  
extended South to its intersection with the extended South line of said Lot  
165, and on the South by the extended South line of said Lot 165 extended  
West to its intersection with said extended West line of Lot 167.

Recording Area

Name and Return Address

Bruce Bion  
1823 Jackson Street  
La Crosse, WI 54601

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF LA CROSSE )

Parcel ID Number 17-30237-70

WHEREAS, Bruce A. Bion is the owner of the above described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum contaminated groundwater was detected at MW-10 (located approximately 45 feet south and 10 feet east of the southwest corner of the service station building) on March 13, 2000. MW-10 had groundwater contaminant concentrations above NR 140 enforcement standards (ESS) for benzene (239 ppb). Figure 1 illustrates the monitoring well locations as well as the distribution of groundwater benzene contamination on March 13, 2000.

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

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

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. 809, Wis. Adm. Code is restricted by ch. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

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

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for

contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with the applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 22 day of Feb, 2006.

Signature Bruce Bion

Printed Name: Bruce Bion

Subscribed and sworn to before me

this 22 day of Feb, 2006.

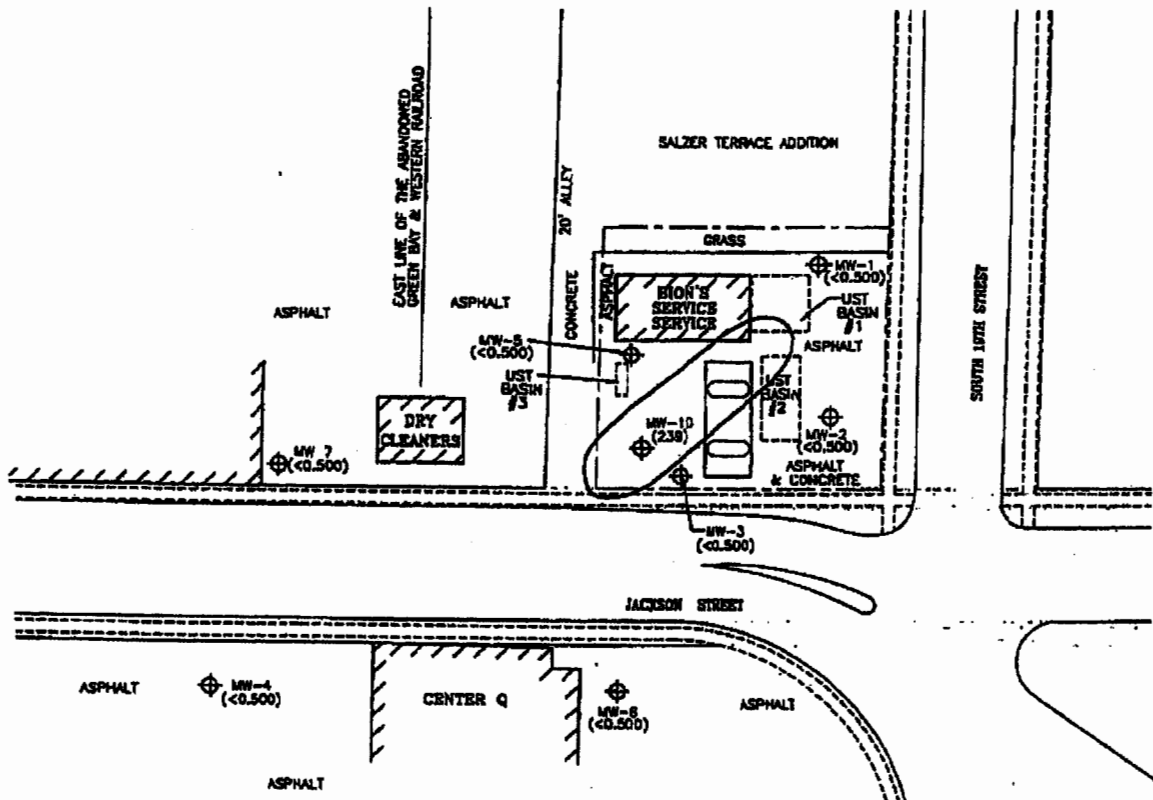
Louaine Wilson

Notary Public, State of Wisconsin

My commission 12-6-09

This document was drafted by Bruce Bion based on a model deed restriction and comments received from the Wisconsin Department of Natural Resources.

Figure 1



LEGEND

- MONITORING WELL
- UST BASINS
- SIDE WALK
- GROUNDWATER BENZENE CONCENTRATION IN ppb
- ISOCONCENTRATION CONTOUR

TANK LEGEND

- UST BASIN #1 FORMER LOCATION OF 500-GALLON FUEL OIL UST  
FORMER LOCATION OF 250-GALLON DIESEL UST  
FORMER LOCATION OF 350-GALLON DIESEL UST
- UST BASIN #2 LOCATION OF (2) 6,000-GALLON UNLEADED GASOLINE UST  
LOCATION OF (1) 10,000-GALLON UNLEADED GASOLINE UST  
FORMER LOCATION OF 6,000-GALLON UNLEADED GASOLINE UST
- UST BASIN #3 LOCATION OF 500-GALLON WASTE OIL UST

EXACT FORMER LOCATIONS OF (2) 4,000-GALLON LEADED GASOLINE USTs ARE UNKNOWN, BUT THEY ARE BELIEVED TO HAVE BEEN LOCATED SOUTH OF THE CURRENT PUMP ISLAND AND MAY HAVE EXTENDED BENEATH THE SIDEWALK.

**ENVIROGEN**  
 BEST EFFORTS LEADERSHIP FOR A CLEANER ENVIRONMENT  
 1825 Rudy Street  
 Oshkosh, Wisconsin 54601

GROUNDWATER BENZENE DISTRIBUTION (08/18/00)	FIGURE NO.
BION'S SERVICE CENTER SITE	1
LA CROSSE, WISCONSIN	

DATE	REVISIONS	APPROVED BY	CHECKED BY	DATE	DRAWN BY	SCALE	DRAWING NO.
					SS 293133		



1443353  
LACROSSE COUNTY  
REGISTER OF DEEDS  
DEBORAH J. FLOCK

RECORDED ON  
02/27/2006 12:29PM

REC FEE: 19.00  
TRANSFER FEE:  
EXEMPT #:

PAGES: 5

Recording Area

Name and Return Address  
Bruce Bion  
1823 Jackson Street  
La Crosse, WI 54601

Parcel Identification Number (PIN)  
17-30237-70

Document Number

DEED RESTRICTION

Declaration of Restrictions

In Re: The following tract of land in La Crosse County, State of Wisconsin: Lot 165, 166 and 167 in Block 15 of Salzer Terrace: And that part of the NW ¼ of the SW ¼ of Section 4 Township 15 North of Range 7 West, in the City of LaCrosse being part of vacated State Road adjoining said Lots on the Southwest and bounded on the West by the West line of said Lot 167 extended South to its intersection with the extended South line of said Lot 165, and on the South by the extended South line of said Lot 165 extended West to its intersection with said extended West line of Lot 167.

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF LA CROSSE

WHEREAS, Bruce A. Bion is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum contaminated soil was detected at S-5 (located beneath the northern pump island) on September 16, 1997. The soil sample collected from 3 feet below ground surface at S-5 contained gasoline range organic concentrations above NR 720.09 generic residual contaminant levels based on the protection of groundwater. Furthermore, although petroleum volatile organic compounds were not analyzed for this sample, based on the 5,900 ppm gasoline range organic concentration observed in this sample and on observed correlations between gasoline range organics and petroleum volatile organic compound concentrations in other soil samples collected at the property, it is likely that soil petroleum contamination above NR 746.06 Table 2 direct contact standards exists in the vicinity of S-5. Figure 1 illustrates the location of S-5.

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

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

The asphalt and concrete pavement in the Cap Inspection Area shown on attached Figure 2, that existed on the above-described property on the date that this restriction was signed, forms a cap that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health and to minimize the infiltration of precipitation. The asphalt and concrete cap shall be maintained on the above-described property in the locations shown on the attached Figure 2, in the area labeled "Cap Inspection Area" unless another barrier, with an infiltration rate of 10<sup>-7</sup> cm/sec or less, is installed and maintained in its place. The existing cap, and any replacement barrier with an infiltration rate of 10<sup>-7</sup> cm/sec or less, shall be maintained on the above-described property in compliance with the "Long-term Maintenance Plan For The Asphalt and Concrete Cap" maintenance plan dated March 15, 2005 that was submitted to the Wisconsin Department of Natural Resources by Envirogen, Inc. [Environmental consultant which represents the responsible party (Mr. Bruce A. Bion)], as required by section NR 724.13(2), Wis. Adm. Code (1997). A copy of the "Long-term Maintenance Plan For The Asphalt and Concrete Cap" is attached to this deed restriction.

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist in the locations shown on the attached Figure

of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

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

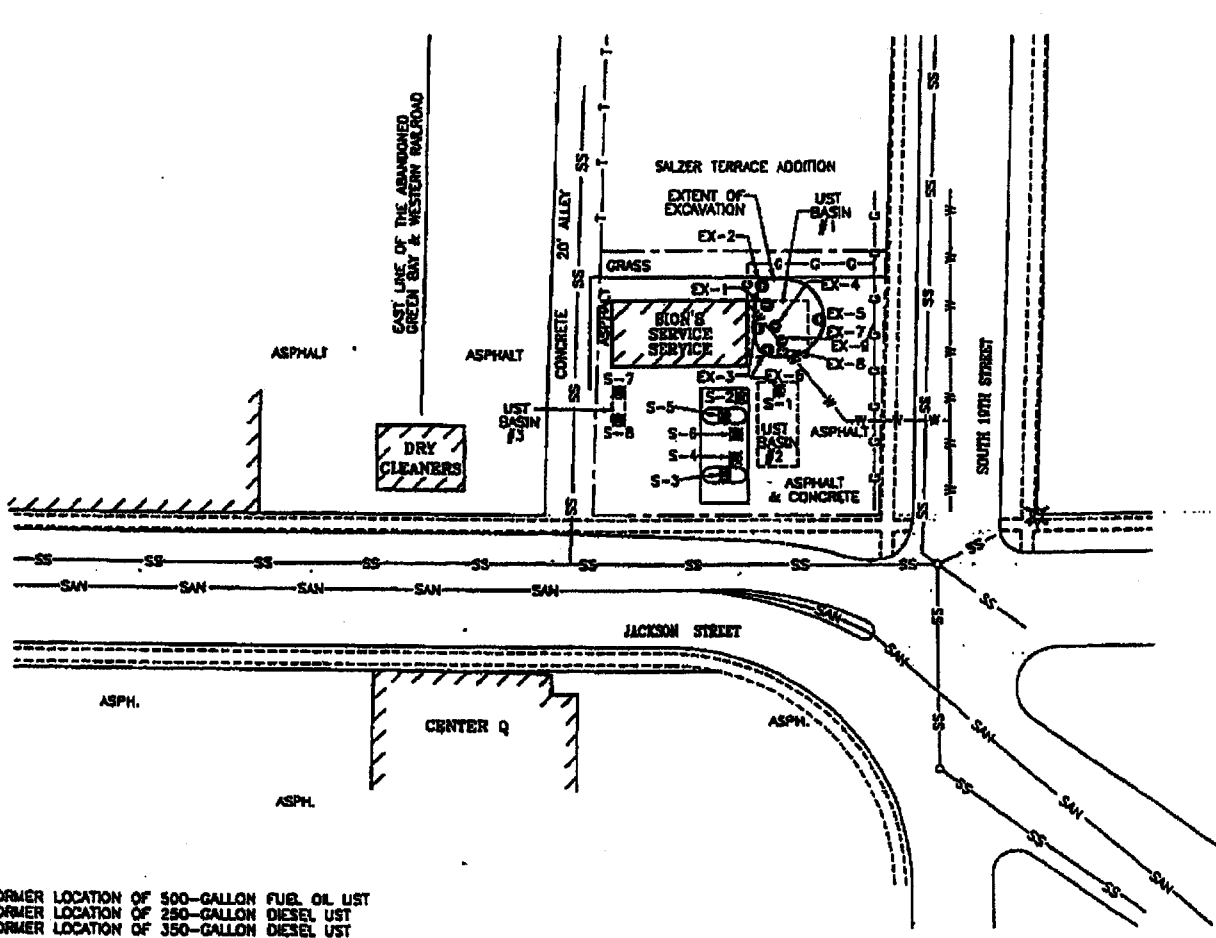
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 22 day of Feb, 2006.

Signature: Bruce Bion  
Printed Name: Bruce Bion

Subscribed and sworn to before me  
this 22 day of Feb, 2006  
Rochaine Wilson  
Notary Public, State of Wisconsin  
My commission 12-16-09

This document was drafted by Bruce Bion based on a model deed restriction and comments received from the Wisconsin Department of Natural Resources.

House 1



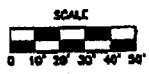
- LEGEND**
- UST BASINS
  - GAS LINE
  - WATER LINE
  - SANITARY SEWER
  - STORM SEWER
  - SIDE WALK
  - UST REMOVAL/PIPING AND DISPOSER UPGRADE SOIL SAMPLING LOCATION
  - SOIL EXCAVATION SAMPLING LOCATION



**TANK LEGEND**

- UST BASIN #1** FORMER LOCATION OF 500-GALLON FUEL OIL UST  
FORMER LOCATION OF 250-GALLON DIESEL UST  
FORMER LOCATION OF 350-GALLON DIESEL UST
  - UST BASIN #2** LOCATION OF (2) 6,000-GALLON UNLEADED GASOLINE UST  
LOCATION OF (1) 10,000-GALLON UNLEADED GASOLINE UST  
FORMER LOCATION OF 6,000-GALLON UNLEADED GASOLINE UST
  - UST BASIN #3** LOCATION OF 500-GALLON WASTE OIL UST
- EXACT FORMER LOCATIONS OF (2) 4,000-GALLON LEADED GASOLINE UST ARE UNKNOWN, BUT THEY ARE BELIEVED TO HAVE BEEN LOCATED SOUTH OF THE CURRENT PUMP ISLAND AND MAY HAVE EXTENDED BENEATH THE SIDEWALK.

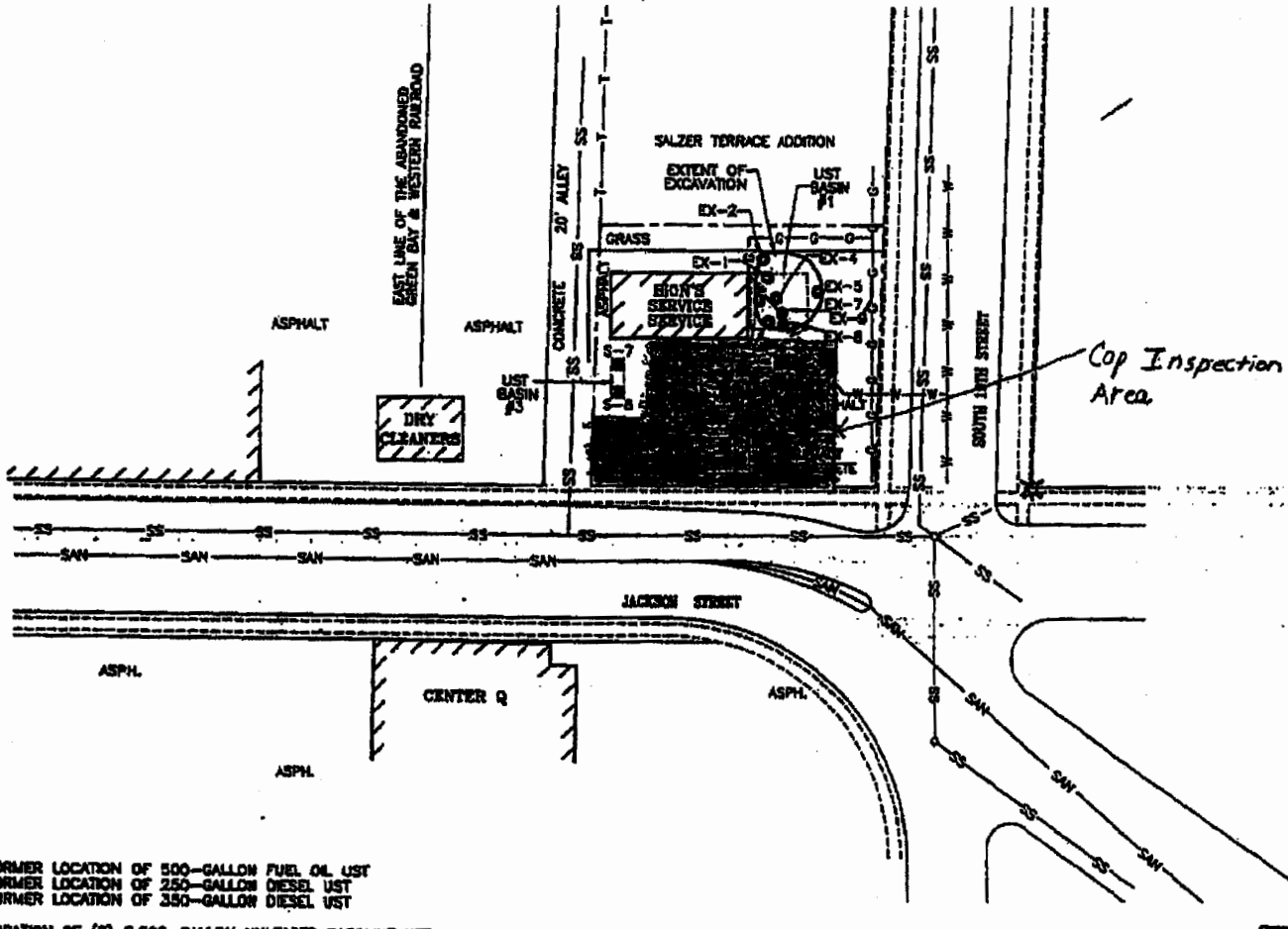
**ENVIROGEN**  
 BEST EFFORTS LEADERSHIP FOR A CLEANER ENVIRONMENT  
 1865 Rudy Street  
 Oshkosh, Wisconsin 54830



UST REMOVAL/PIPING AND DISPOSER UPGRADE/  
 SOIL EXCAVATION SAMPLING LOCATIONS  
 BION'S SERVICE CENTER SITE  
 LA CROSSE, WISCONSIN

NO. 1

DATE	REVISED BY	APPROVED BY	CHECKED BY	RTT	DRAWN BY	DRAWING NO.
						95-29313-1



- LEGEND**
- UST BASINS
  - G — GAS LINE
  - W — WATER LINE
  - SAN — SANITARY SEWER
  - SS — STORM SEWER
  - SIDE WALK
  - UST REMOVAL/PIPING AND DISPENSER UPGRADE SOIL SAMPLING LOCATION
  - SOIL EXCAVATION SAMPLING LOCATION

- TANK LEGEND**
- UST BASIN #1 FORMER LOCATION OF 500-GALLON FUEL OIL UST  
FORMER LOCATION OF 250-GALLON DIESEL UST  
FORMER LOCATION OF 350-GALLON DIESEL UST
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**RECEIVED**  
**MAR 22 2005**  
**DNR-WCH**

**ENVIROGEN**  
 BEST EFFORTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT  
 1200 Rudy Drive  
 Oshkosh, Wisconsin 54600



UST REMOVAL/PIPING AND DISPENSER UPGRADE/ SOIL EXCAVATION SAMPLING LOCATIONS BION'S SERVICE CENTER SITE LA CROSSE, WISCONSIN	DRAWING NO. 95-253E1 DRAWN BY: RRT CHECKED BY: 020301 APPROVED BY:
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DATE	
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
DRAWN BY:	
DRAWING NO.:	95-253E1

FIGURE NO. 2

**Long-term Maintenance Plan For The Asphalt and Concrete Cap  
Bion's Service Center Property  
1823 Jackson Street, La Crosse, WI 54601  
March 15, 2005**

Inspection of the asphalt and concrete cap will be performed by the property owner once each year in the Spring. The inspection area is shown on Figure 2. Any cracks or other defects in the asphalt or concrete will be repaired at the time of inspection or shortly thereafter, to ensure that there will be no risk to human health from direct contact with petroleum contaminated soils and to minimize the infiltration of precipitation. The property owner will document the date of each inspection, the condition of the asphalt and concrete cap, and any repairs made to the asphalt and concrete cap.