

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #: 03-35-500754

ACTIVITY NAME: HOLIDAY STATION STORES #161

PROPERTY ADDRESS: 702 CENTER AVE N

MUNICIPALITY: MERRILL

PARCEL ID #: 32-2514-3106-121-0080

CLOSURE DATE: Mar 3, 2010

FID #: 735077970

DATCP #:

COMM #:

*WTM COORDINATES:

X: 544873 Y: 523689

** 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)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

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, including cases closed under ch. NR 746 and ch. NR 726. 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. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 03-35-500754 PARCEL ID #: 32-2514-3106-121-0080

ACTIVITY NAME: HOLIDAY STATION STORES #161 WTM COORDINATES: X: 544873 Y: 523689

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
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.
- 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)).
Figure #: Fig A Title: Mathews & McCord's Addition
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- 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 parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 Title: Site Location Map
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, 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) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: CS1 Title: Site Features
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all 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) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 4 Title: Residual Petroleum Impacted Soil

BRRTS #: 03-35-500754

ACTIVITY NAME: HOLIDAY STATION STORES #161

MAPS (continued)

Geologic Cross-Section Map: A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

Groundwater Isoconcentration Map: For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES).
NA Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: **Title:**

Groundwater Flow Direction Map: A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

NA **Figure #:** **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 & 2 **Title:** Soil Analytical Results

Groundwater Analytical Table: Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

NA

Table #: **Title:**

Water Level Elevations: Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

NA **Table #:** **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

Site Location Map: A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

Well Construction Report: Form 4440-113A for the applicable monitoring wells.

Deed: The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

Notification Letter: Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-35-500754

ACTIVITY NAME: HOLIDAY STATION STORES #161

NOTIFICATIONS

Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
- Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
- 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.

- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
John Gozdziński, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-3349
Telephone 715-365-8900
FAX 715-365-8932
TTY Access via relay - 711

March 3, 2010

SSG Corporation
Ms. Gail Dahlstrom
P.O. Box 1000
Hudson, WI 54016

SUBJECT: Continuing Obligations and Property Owner Requirements for
702 North Center Avenue, Merrill, WI
Parcel Identification Number: 35.251.4.3.3106.121.0080
Final Case Closure for: Holiday Station Store #161 (former), WI
WDNR BRRTS Activity #: 03-35-500754

Dear Ms. Dahlstrom:

The purpose of this letter is to notify you that certain continuing obligations apply to the property referenced above, (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the Property. The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. As the current owner of the Property these continuing obligations apply to you and will also apply to future owners of the Property, until the conditions requiring the continuing obligations no longer exist.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. How to find further information about the closure and residual contamination for this site can be located at <http://dnr.wi.gov/org/aw/rr/clean.htm>.

The Department reviewed and approved the case closure request regarding the petroleum contamination in soil at this site, based on the information submitted by Indianhead Oil Company/Holiday Companies. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

Continuing Obligations Applicable to the Property

A number of continuing obligations are described in the attached case closure letter to Indianhead Oil Company/Holiday Companies, dated March 3, 2010.

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

GIS Registry – Well Construction Approval Needed

Because of the residual soil contamination and the continuing obligations, this Property, will be listed on the Department's internet accessible GIS Registry, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a well on the Property, you will need to get Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help with this form. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf>. If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

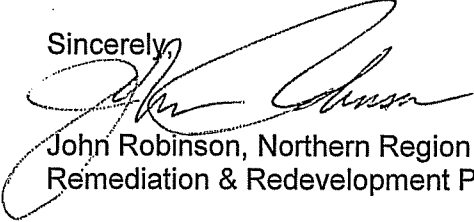
When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the Property. Send all written notifications in accordance with the above requirements to the Northern

Region Headquarters office in Rhinelander, to the attention of the Remediation and Redevelopment Program's Environmental Program Associate.

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact John Sager at (715) 365-8959.

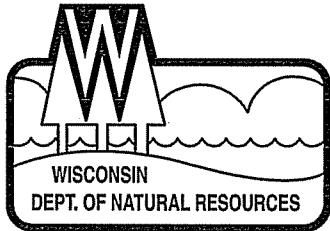
Sincerely,



John Robinson, Northern Region Supervisor
Remediation & Redevelopment Program

Attachments: Letter to Bruce Anthony Indian Oil Company/Holiday Companies
Figure 4 Residual Petroleum – Impacted Soil Map
Pavement Maintenance Plan
RR 819 – Continuing Obligations Fact Sheet

cc: Mr. Bruce Anthony, Indianhead Oil Company/Holiday Companies
Mr. Mitch Evanson, Cedar Corporation, 604 Wilson Ave., Menominee, WI 54016



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
John Gozdzialski, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-3349
Telephone 715-365-8900
FAX 715-365-8932
TTY Access via relay - 711

March 3, 2010

Mr. Bruce Anthony
Indianhead Oil Company/ Holiday Companies
P.O. Box 1224
Minneapolis, MN 55440

SUBJECT: Final Case Closure with Continuing Obligations
Holiday Station Store #161 (former), 702 North Center Avenue, Merrill, WI
WDNR BRRTS Activity #: 03-35-500754

Dear Mr. Anthony:

On March 3, 2005, the Wisconsin Department of Natural Resources ("Department") Northern Region Closure Committee ("Closure Committee") reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On March 9, 2005, you were notified that the Closure Committee had denied closure of this site because a deed restriction was not prepared for investigation and remediation of contaminated soil if and when structural impediments are removed. Also, a maintenance plan for maintaining the surface of the site to prevent direct contact with the contaminated soil was needed. While your consultant, STS, and the Department were in the process of putting together a deed restriction for the property, a change to 292 Wisconsin Statutes eliminated the need for a deed restriction. The Department sent you a letter on January 31, 2007 explaining that to obtain site closure the property would need to be placed on the Department's GIS registry of closed remediation sites. The Department has received the information meeting the requirements for closure.

Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time, however, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. 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 <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans.

Residual Soil Contamination

Residual soil contamination remains at the underground storage tanks and the dispensers as indicated on the attached map and in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 Wis. Adm. Code or, if applicable, ch. 289, Stats., and chs. 500 to 536 Wis. Adm. Code, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner 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. In addition, 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 and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on Figure 4 Residual Petroleum Impacted Soil prepared by STS on November 27, 2004 a copy of which is attached shall be maintained in compliance with the attached Pavement Maintenance Plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Please submit the inspection log to the Department only upon request.

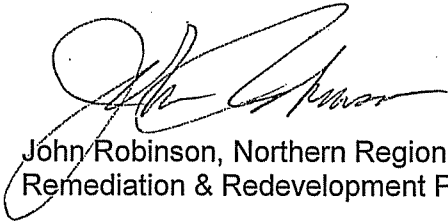
Prohibited Activities

The following activities are prohibited on any portion of the property where pavement is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin

Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure.

The Department 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 John Sager at (715) 365-8959.

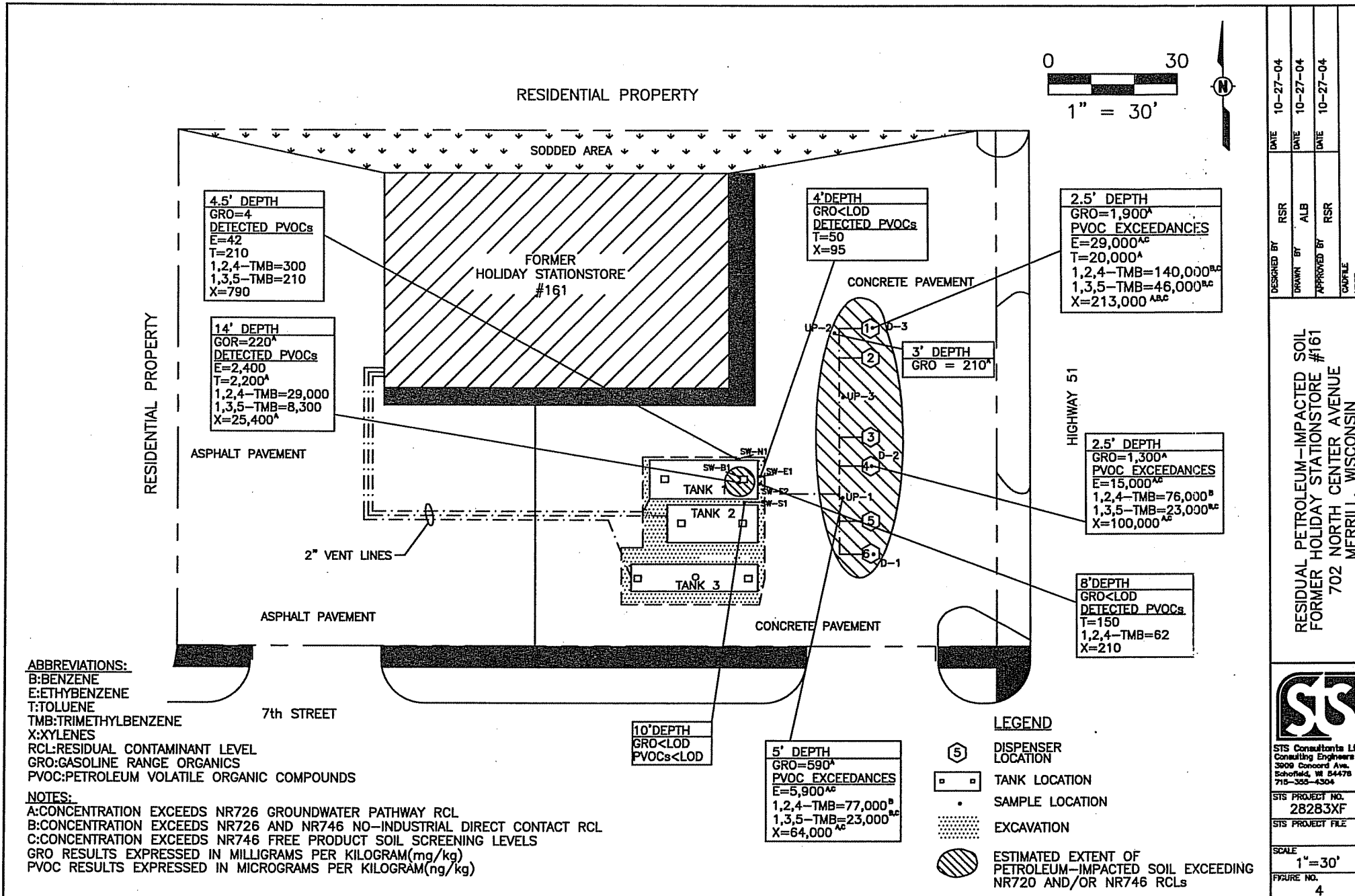
Sincerely,



John Robinson, Northern Region Supervisor
Remediation & Redevelopment Program

Attachments: Figure 4 Residual Petroleum – Impacted Soil Map
Pavement Maintenance Plan

cc: Mr. Mitch Evanson, Cedar Corporation, 604 Wilson Ave., Menominee, WI 54016
Ms. Gail Dahlstrom, SSG Corporation, P.O. Box 1000, Hudson, WI 54016



ABBREVIATIONS:
 B: BENZENE
 E: ETHYBENZENE
 T: TOLUENE
 TMB: TRIMETHYLBENZENE
 X: XYLENES
 RCL: RESIDUAL CONTAMINANT LEVEL
 GRO: GASOLINE RANGE ORGANICS
 PVOC: PETROLEUM VOLATILE ORGANIC COMPOUNDS

NOTES:
 A: CONCENTRATION EXCEEDS NR726 GROUNDWATER PATHWAY RCL
 B: CONCENTRATION EXCEEDS NR726 AND NR746 NO-INDUSTRIAL DIRECT CONTACT RCL
 C: CONCENTRATION EXCEEDS NR746 FREE PRODUCT SOIL SCREENING LEVELS
 GRO RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM(mg/kg)
 PVOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM(ng/kg)

LEGEND

- 5 DISPENSER LOCATION
- TANK LOCATION
- SAMPLE LOCATION
- EXCAVATION
- ESTIMATED EXTENT OF PETROLEUM-IMPACTED SOIL EXCEEDING NR720 AND/OR NR746 RCLs

4.5' DEPTH
 GRO=4
 DETECTED PVOCs
 E=42
 T=210
 1,2,4-TMB=300
 1,3,5-TMB=210
 X=790

14' DEPTH
 GRO=220^A
 DETECTED PVOCs
 E=2,400
 T=2,200^A
 1,2,4-TMB=29,000
 1,3,5-TMB=8,300
 X=25,400^A

4' DEPTH
 GRO<LOD
 DETECTED PVOCs
 T=50
 X=95

2.5' DEPTH
 GRO=1,900^A
 PVOC EXCEEDANCES
 E=29,000^{AC}
 T=20,000^A
 1,2,4-TMB=140,000^{BC}
 1,3,5-TMB=46,000^{AC}
 X=213,000^{ABC}

3' DEPTH
 GRO = 210^A

2.5' DEPTH
 GRO=1,300^A
 PVOC EXCEEDANCES
 E=15,000^{AC}
 1,2,4-TMB=76,000^B
 1,3,5-TMB=23,000^{BC}
 X=100,000

8' DEPTH
 GRO<LOD
 DETECTED PVOCs
 T=150
 1,2,4-TMB=62
 X=210

10' DEPTH
 GRO<LOD
 PVOCs<LOD

5' DEPTH
 GRO=590^A
 PVOC EXCEEDANCES
 E=5,900^{AC}
 1,2,4-TMB=77,000^B
 1,3,5-TMB=23,000^{BC}
 X=64,000^{AC}

PAVEMENT MAINTENANCE PLAN
Holiday Station Store No. 161
702 North Center Avenue
Merrill, Wisconsin
May 20, 2005

Inspection and Evaluation

Regular evaluation of the pavement surfaces with respect to surface condition, strength, and drainage is the first step in pavement maintenance. In order to accomplish this, we suggest the following steps be taken.

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

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

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

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

1. Type of distressed area

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

2. Size of distressed area

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



Holiday Station Store No. 161
STS No. 28283XF
May 20, 2005

3. Take photographs of each distressed area observed

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

Repair Measures

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

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

Repairs for Pavement in Good Condition

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

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

Repairs for Pavement in Fair Condition

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

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

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

Holiday Station Store No. 161
STS No. 28283XF
May 20, 2005

Repairs or Pavement in Poor Condition

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

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

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

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

Records

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

Acceptance

I have read and agree to the conditions of this pavement maintenance plan.

(Signature)

(Date)


(Name)

(Title)

(Company)



SAMPLE INSPECTION FORM

 STS Consultants Ltd Consulting Engineers	SITE	DATE
	Bituminous Concrete Pavement Inspection Sheet	
	INSPECTED BY	WEATHER

DISTRESS TYPES

1. Alligator Cracking	5. Edge Cracking *	9. Potholes *
2. Linear Cracking *	6. Joint Reflection Crack*	10. Rutting
3. Blocks and Sags *	7. Edge Drop Off *	11. Heaving
4. Depression	8. Patching (incl. Utility)	12. Weathering & Raveling

EXISTING DISTRESS OBSERVED

Distress Type	Quantity	Severity			Photo No.
		Low	Medium	High	

Sketch/Other Notes

Ⓜ * All distresses are measured in ft² except 2, 3, 5, 6, & 7 are in ft and 9 is in number of potholes

427701

WARRANTY DEED

Document Number

Document Title

RECEIVED
LINCOLN COUNTY, WIS

2003 NOV 14 AM 11 19

James Claxton
REGISTER OF DEEDS

Recording Area

Name and Return Address
First American Title Ins Co
1900 Midwest Plaza west
801 Nicollet Mall
Minneapolis, MN 55402
\$15.00 PDC # 32642

TRANSFER
\$ 900.00
FEE

35.251.4.3106.121.0080
Parcel Identification Number (PIN)

Corporation or Partnership or Limited Liability Company
to Corporation, Partnership or Limited Liability Company

No delinquent taxes and transfer entered; Certificate
of Real Estate Value () filed () not required
Certificate of Real Estate Value No. _____

(Date)

County Auditor

by _____
Deputy

DEED TAX DUE: \$ _____

Date: August 20, 2003

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Indianhead Oil Co., Inc., 4567 American Boulevard West,
Minneapolis, MN 55437

a _____ corporation under the laws of Wisconsin
Grantor, hereby conveys and warrants to S/S/G Corporation, 512 Second Street, P.O. Box 1000, Hudson,
WI 54016

Grantee, a _____ corporation under the laws of Wisconsin
real property in Lincoln County, ~~Minnesota~~ described as follows:
Wisconsin

See attached Schedule A.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: _____

Check box if applicable:

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

INDIANHEAD OIL CO., INC.

Affix Deed Tax Stamp Here

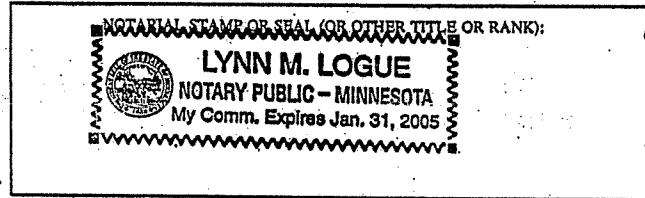
STATE OF MINNESOTA }
COUNTY OF HENNEPIN } ss.

By *Lynn M. Anderson*
Lynn M. Anderson
Its Assistant Secretary
By _____
Its _____

This instrument was acknowledged before me on August 18, 2003
(Date)

by Lynn M. Anderson xxxl
the Assistant Secretary xxxl
of Indianhead Oil Co., Inc., 4567 American Boulevard West, Minneapolis, MN 55437

a _____ corporation under the laws of Wisconsin
on behalf of the _____ corporation



Lynn M. Logue
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens)
Tax Statements for the real property described in this instrument should
be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Holiday Companies
Legal Department (LML)
4567 American Boulevard West

Minneapolis, MN 55437-
952/8320-870

S/S/G Corporation
512 Second Street
P.O. Box 1000
Hudson, WI 54016

Schedule "A" Legal Description

A parcel of land thirty (30) feet wide and one hundred (100) feet long, in Lot Two (2), in Block Ten (10), of the Map of Mathews' and McCord's Addition to Jenny (now the City of Merrill), Lincoln County, Wisconsin, and more particularly described as follows:

Beginning at the Northeast corner of said Lot Two (2); thence South on the East boundary line of said lot, for a distance of thirty (30) feet; and thence West on a line parallel with the North line of said lot, for a distance of approximately one hundred (100) feet to the West line of said lot; and thence North for a distance of thirty (30) feet to the Northwest corner of said lot; and thence East to the place of beginning.

AND

Lots One (1) and Two (2), in Block Ten (10), of the Map of Mathews' and McCord's Addition to Jenny (now the City of Merrill), Lincoln County, Wisconsin, EXCEPT the North thirty (30) feet of said Lot Two (2), more particularly described as follows:

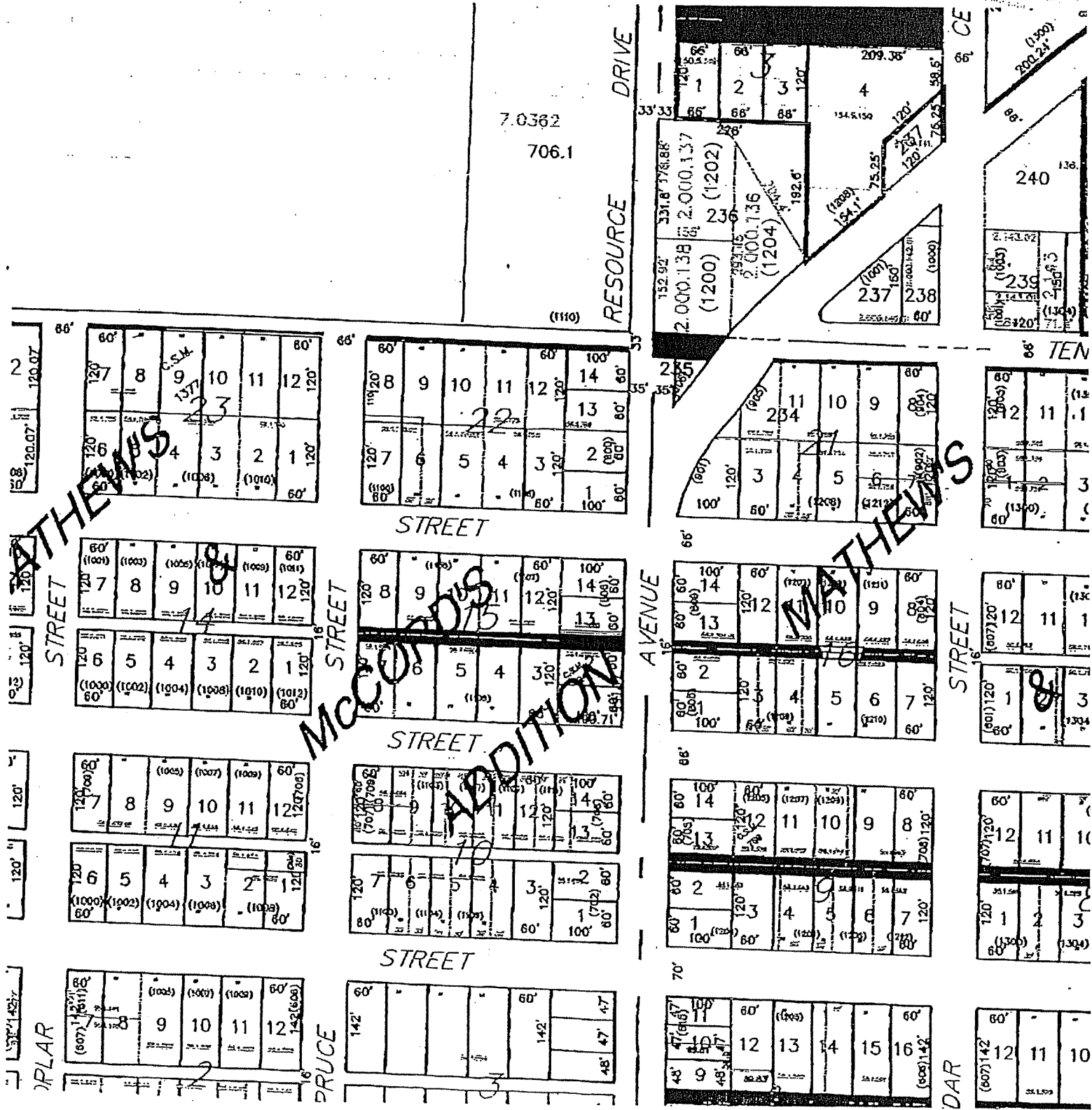
Beginning at the Northeast corner of said Lot Two (2); thence South on the East line of said lot, a distance of thirty (30) feet; thence West on a line parallel with the North line of said lot a distance of approximately one hundred (100) feet to the West line of said lot; thence North a distance of thirty (30) feet along the West line of said lot to the Northwest corner of said lot; thence East along the North line of said lot to the place of beginning.

AND

Lot Three (3) and the East One-half (E ½) of Lot Four (4), in Block Ten (10), of Mathews' and McCord's Addition to Jenny (now City of Merrill), Lincoln County, Wisconsin.

PIN No.: 35.251.4.3106.121.0080

Tax Parcel No.: 34.0056.001.618.00.00



7.0382
706.1

RESOURCE DRIVE

CE

TEN

STREET

AVENUE

STREET

PLAR

DAR

Fig A

STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s.NR 726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge the legal descriptions that are attached to this statement are complete and accurate for the Holiday Stationstore #16 located at 702 North Center Avenue, Merrill, Wisconsin

A parcel of land thirty (30) feet wide and one hundred (100) feet long, in Lot Two (2), in Block Ten (10), of the Map of Mathews' and McCord's Addition to Jenny (now the City of Merrill), Lincoln County, Wisconsin, and more particularly described as follows:

Beginning at the Northeast corner of said Lot Two (2); thence South on the East boundary line of said lot, for a distance of thirty (30) feet; and thence West on a line parallel with the North line of said lot, for a distance of approximately one hundred (100) feet to the West line of said lot; and thence North for a distance of thirty (30) feet to the Northwest corner of said lot; and thence East to the place of beginning.

AND

Lots One (1) and Two (2), in Block Ten (10), of the Map of Mathews' and McCord's Addition to Jenny (now the City of Merrill), Lincoln County, Wisconsin, EXCEPT in the North thirty (30) feet of said Lot Two (2), more particularly described as follows:

Beginning at the Northeast corner of said Lot Two (2); thence South on the East line of said lot, a distance of thirty (30) feet; thence West on a line parallel with the North line of said lot a distance of approximately one hundred (100) feet to the West line of said lot; thence North a distance of thirty (30) feet along the West line of said lot to the Northwest corner of said lot; thence East along the North line of said lot to the place of beginning.

AND

Lot Three (3) and the East One-Half (E 1/2) of Lot Four (4), in Block Ten (10), of Mathews' and McCord's Addition to Jenny (now City of Merrill), Lincoln County, Wisconsin

PIN No.: 35.251.4.3106.121.0080
Tax Parcel No.: 34.0056.001.618.00.00

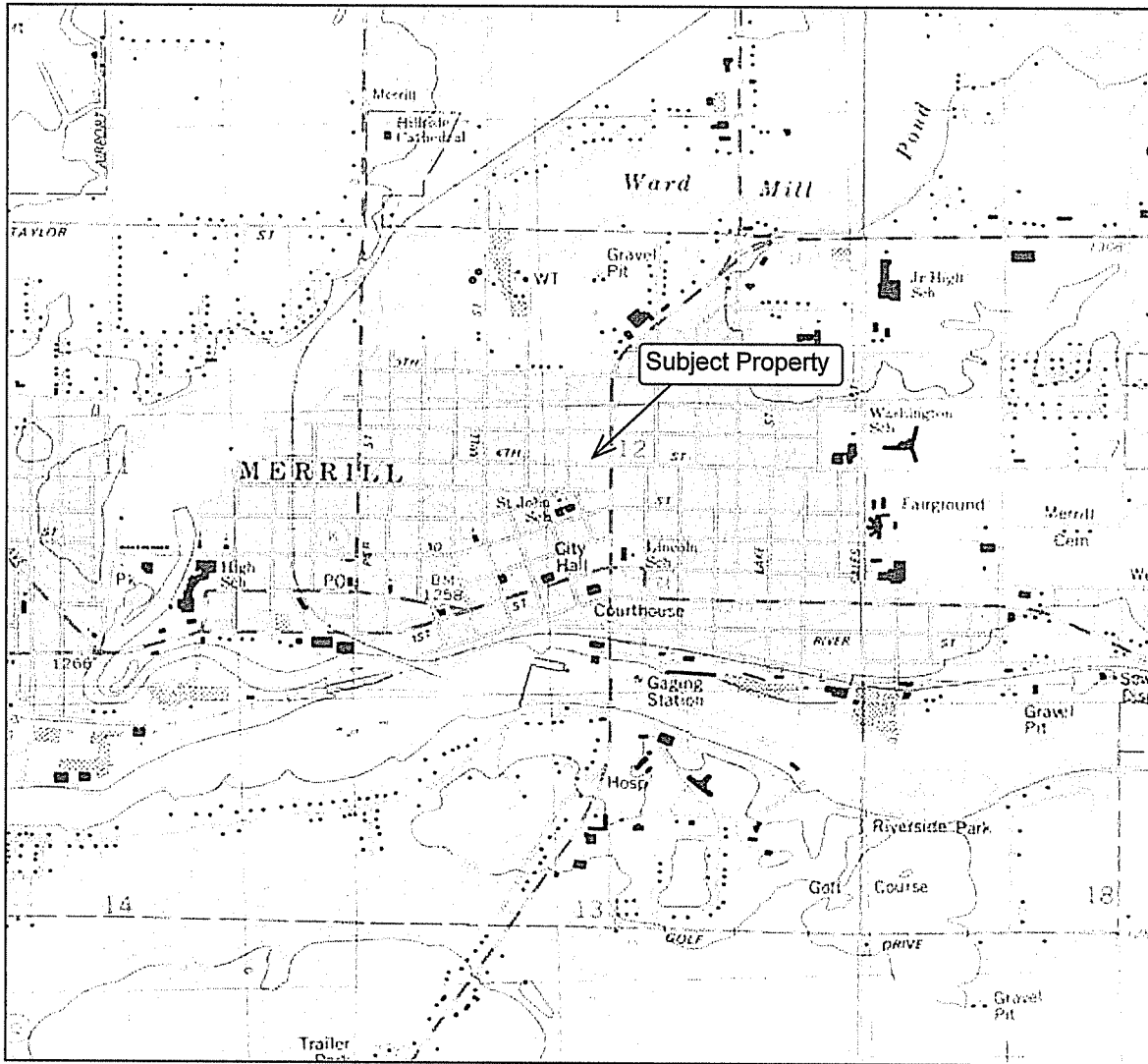
Bruce K. Anthony
(Signature)

11/5/04
(Date)

Bruce K. Anthony
(Name)

Environmental Director
(Title)

Holiday Companies
(Company)



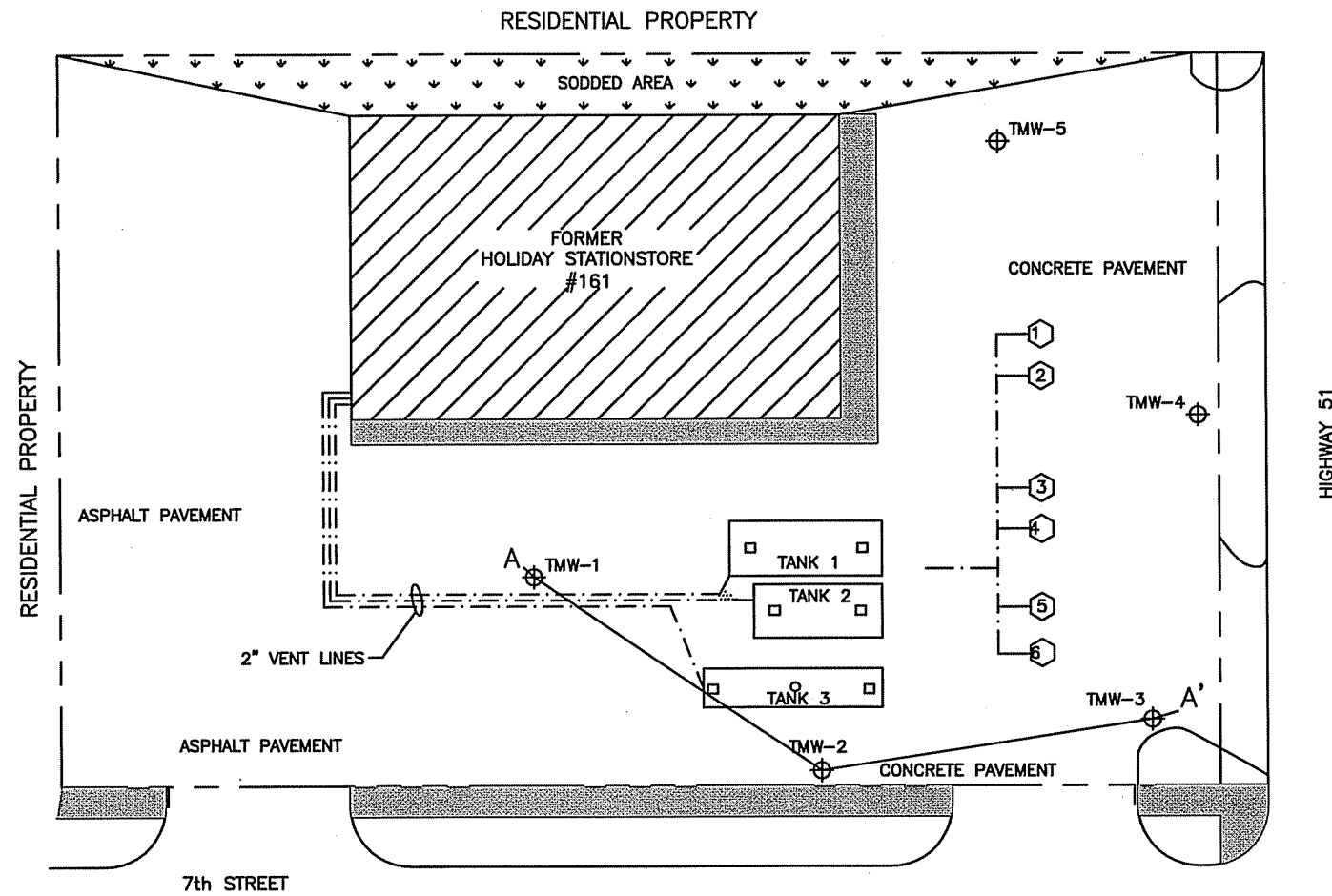
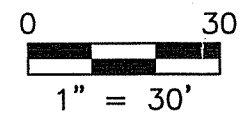
Source: USGS 7.5 Minute Topographic Map, Merrill Quadrangle, Dated 1982.



STS Consultants Ltd.
 Consulting Engineers
 3909 Concord Avenue
 Schofield, Wisconsin 54476
 715.355.4304

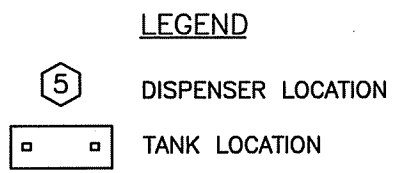
Site Location Map
Holiday Stationstore #161
702 North Center Avenue
Merrill, Wisconsin

DRAWN BY:	RSR	10/28/04
CHECKED BY:	RSR	10/28/04
APPROVED BY:		
CADFILE:	SCALE:	1" - 2,000
STS PROJECT NO.	FIGURE NO.	
4-28283XF	1	



No.	SIZE	CAPACITY	PRODUCT
1	9'øx25'-0"	12,000 GAL.	UNLEADED
2	9'øx21'-0"	10,000 GAL.	REGULAR
3	6'øx29'-0"	6,000 GAL.	S.P. UNLEADED

No.	DISPENSER TYPE	PRODUCT	TANK
1	DUAL	UNLEADED	1
2	DUAL PRODUCT	REGULAR	2
		S.P. UNLEADED	3
3	DUAL PRODUCT	S.P. UNLEADED	3
		REGULAR	2
4	DUAL	UNLEADED	1
5	DUAL PRODUCT	S.P. UNLEADED	3
		REGULAR	2
6	DUAL	UNLEADED	1



DESIGNED BY	RSR	DATE	10-27-04
DRAWN BY	ALB	DATE	10-27-04
APPROVED BY	RSR	DATE	10-27-04
CADFILE			
XREF			

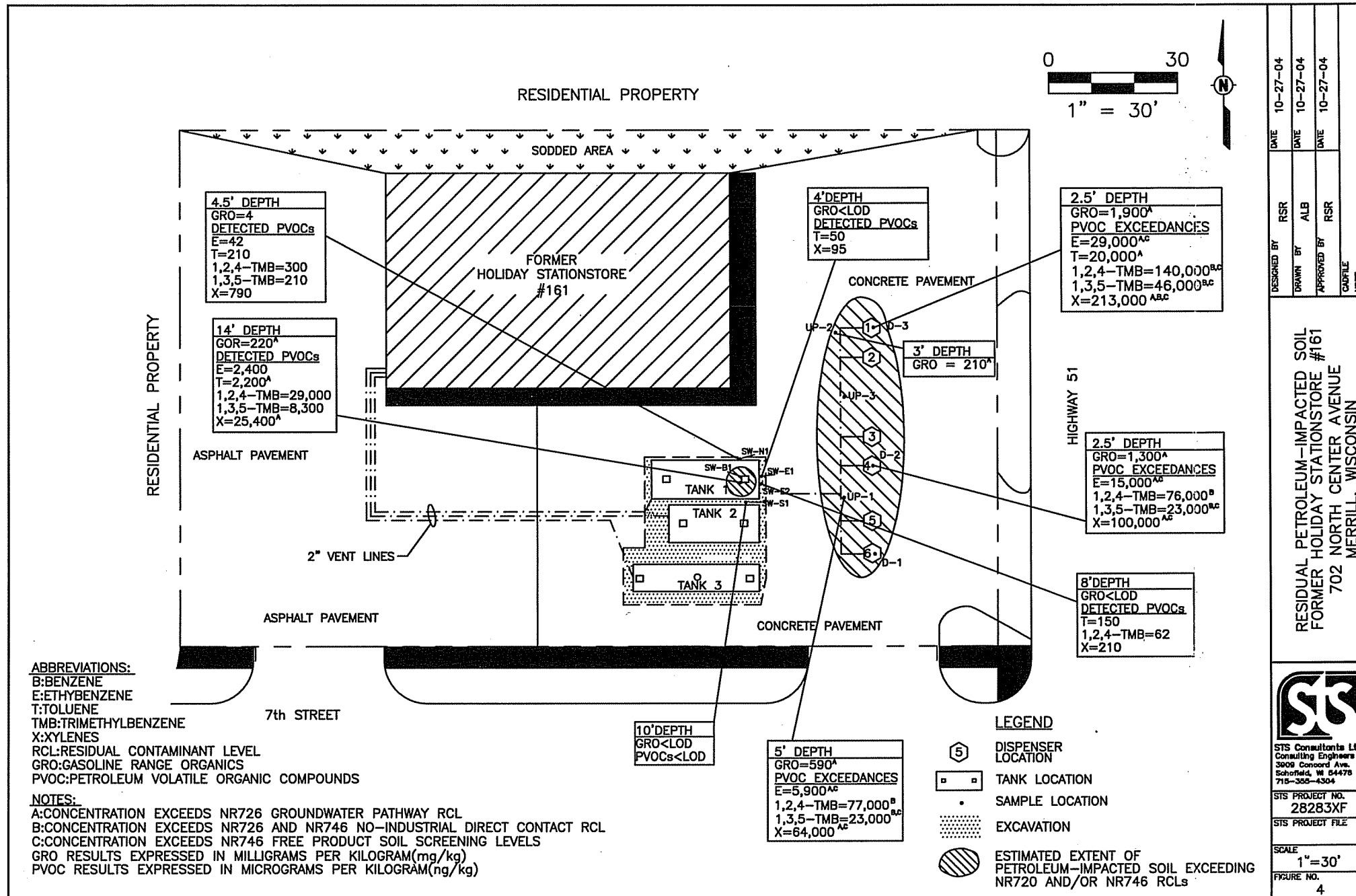
SITE FEATURES
 FORMER HOLIDAY STATIONSTORE #161
 702 NORTH CENTER AVENUE
 MERRILL, WISCONSIN



STS Consultants Ltd.
 Consulting Engineers
 3909 Concord Ave.
 Schofield, WI 54478
 715-355-4304

STS PROJECT NO.
 28283XF
 STS PROJECT FILE

SCALE
 1" = 30'
 FIGURE NO.
 CS(1)



4.5' DEPTH
 GRO=4
 DETECTED PVOCs
 E=42
 T=210
 1,2,4-TMB=300
 1,3,5-TMB=210
 X=790

14' DEPTH
 GRO=220^A
 DETECTED PVOCs
 E=2,400
 T=2,200^A
 1,2,4-TMB=29,000
 1,3,5-TMB=8,300
 X=25,400^A

4' DEPTH
 GRO<LOD
 DETECTED PVOCs
 T=50
 X=95

2.5' DEPTH
 GRO=1,900^A
 PVOC EXCEEDANCES
 E=29,000^{AC}
 T=20,000^A
 1,2,4-TMB=140,000^{BC}
 1,3,5-TMB=46,000^{BC}
 X=213,000^{ABC}

2.5' DEPTH
 GRO=1,300^A
 PVOC EXCEEDANCES
 E=15,000^{AC}
 1,2,4-TMB=76,000^B
 1,3,5-TMB=23,000^{BC}
 X=100,000^{AC}

8' DEPTH
 GRO<LOD
 DETECTED PVOCs
 T=150
 1,2,4-TMB=62
 X=210

5' DEPTH
 GRO=590^A
 PVOC EXCEEDANCES
 E=5,900^{AC}
 1,2,4-TMB=77,000^B
 1,3,5-TMB=23,000^{BC}
 X=64,000^{AC}

10' DEPTH
 GRO<LOD
 PVOCs<LOD

ABBREVIATIONS:
 B: BENZENE
 E: ETHYBENZENE
 T: TOLUENE
 TMB: TRIMETHYLBENZENE
 X: XYLENES
 RCL: RESIDUAL CONTAMINANT LEVEL
 GRO: GASOLINE RANGE ORGANICS
 PVOC: PETROLEUM VOLATILE ORGANIC COMPOUNDS


NOTES:
 A: CONCENTRATION EXCEEDS NR726 GROUNDWATER PATHWAY RCL
 B: CONCENTRATION EXCEEDS NR726 AND NR746 NO-INDUSTRIAL DIRECT CONTACT RCL
 C: CONCENTRATION EXCEEDS NR746 FREE PRODUCT SOIL SCREENING LEVELS
 GRO RESULTS EXPRESSED IN MILLIGRAMS PER KILOGRAM (mg/kg)
 PVOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ng/kg)

LEGEND

- DISPENSER LOCATION
- TANK LOCATION
- SAMPLE LOCATION
- EXCAVATION
- ESTIMATED EXTENT OF PETROLEUM-IMPACTED SOIL EXCEEDING NR720 AND/OR NR746 RCLs

DESIGNED BY	RSR	DATE	10-27-04
DRAWN BY	ALB	DATE	10-27-04
APPROVED BY	RSR	DATE	10-27-04
CADFILE			

RESIDUAL PETROLEUM-IMPACTED SOIL
 FORMER HOLIDAY STATIONSTORE #161
 702 NORTH CENTER AVENUE
 MERRILL, WISCONSIN



STS Consultants Ltd.
 Consulting Engineers
 3009 Concord Ave.
 Schrollville, WI 54478
 715-355-4304

STS PROJECT NO.
 28283XF

STS PROJECT FILE

SCALE
 1" = 30'

FIGURE NO.
 4

Table 2
Soil Laboratory Results
(Temporary Wells)
Holiday Stationstore #161
Merrill, Wisconsin
STS Project No. 28283XF

Sample Location Sample Depth (feet) Date PID Readings	TMW-1 25-28 8/12/04 <1	TMW-2 26-28 8/12/04 <1	TMW-3 24-28 8/12/04 <1	TMW-4 12-16 8/12/04 <1	TMW-5 12-16 8/12/04 <1	Groundwater Pathway RCL (A)	Direct Contact RCL (B)	NR 746 Table 1 Free Product Soil Screening (C)
GRO (mg/kg)	<5.24	<5.24	<5.15	<5.18	<5.18	100	--	--
DRO (mg/kg)	<5.24	<5.24	--	--	--	100	--	--
PVOCs (ug/kg)								
Benzene	<25	<25	<25	<25	<25	5.5	1,100	8,500
Ethylbenzene	<25	<25	<25	<25	<25	2,900	(1,500,000)	4,600
Methyl tert butyl ether (MTBE)	<25	<25	<25	<25	<25	--	--	--
Toluene	<25	<25	<25	<25	<25	1,500	(430,000)	38,000
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	(280,000)	(33,000)	83,000
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25	(130,000)	(19,000)	11,000
Total Xylenes	<25	<25	<25	<25	<25	4,100	(190,000)	42,000

Notes:

RCL: Residual Contaminant Level

PID: Photoionization Detector

GRO: Gasoline Range Organic

DRO: Diesel Range Organic

PVOC: Petroleum Volatile Organic Compound

mg/kg: Milligrams per kilogram

ug/kg: Micrograms per kilogram

(33,000): RCL values in parantheses are calculated based on generic equations per WDNR guidance

A: Concentration exceeds NR 726 groundwater pathway RCLs

B: Concentration exceeds NR 726 and/or NR746 non-industrial direct contact RCLs

C: Concentration exceeds NR 746 free product soil screening levels

Table 1
Soil Analytical Results
Removal of USTs and Associated Piping and Dispensers
 Holiday Stationstore #161
 Merrill, Wisconsin
 STS Project No. 28283XF

Sample Location Sample Number Sample Date Depth (feet)	Beneath 6,000-gallon UST			Beneath 10,000-gallon UST			Beneath 12,000-gallon UST			Post Soil Removal-East End of 12,000-gallon UST					Beneath Underground Piping			Beneath Dispensers			WDNR NR 720 and NR 746 RCLs		
	S-UST-W 8/26/2003 12	S-UST-C 8/26/2003 12	S-UST-E 8/26/2003 12	C-UST-W 8/26/2003 12	C-UST-C 8/26/2003 12	C-UST-E 8/26/2003 12	N-UST-W 8/26/2003 12	N-UST-C 8/26/2003 12	N-UST-E 8/26/2003 12	SW-N1 8/27/2003 4.5	SW-S1 8/27/2003 10	SW-E1 8/27/2003 4	SW-E2 8/27/2003 8	SW-B1 8/27/2003 14	UP-1 9/2/2003 4	UP-2 9/2/2003 3	UP-3 9/2/2003 2.5	D-1 9/2/2003 2.5	D-2 9/2/2003 2.5	D-3 9/2/2003 2.5	Groundwater Pathway RCL (A)	Non-Industrial Direct Contact RCL (B)	NR 746 Table 1 Free Product Soil Screening (C)
Gasoline Range Organics (mg/kg)	<2.7	<2.7	<2.6	<2.6	<2.7	<2.6	<2.7	<2.8	1,900 ^A	4	<2.8	<2.6	<2.7	220 ^A	590 ^A	210 ^A	<2.7	<2.6	1,300 ^A	1,900 ^A	100	-	-
Lead (mg/kg)	-	-	-	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	50	-
PVOCs (ug/kg)																							
Benzene	<25	<25	<25	<25	<25	<25	<25	<25	3,600 ^{A,B}	<25	<25	<25	<25	<62	<200	<50	<25	<25	<310	<620	6	1,100	8,500
Ethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	49,000 ^{A,C}	42	<25	<25	<25	2,400	5,900 ^{A,C}	570	<25	<25	15,000 ^{A,C}	29,000 ^{A,C}	2,900	(1,500,000)	4,600
MTBE	<25	<25	<25	<25	<25	<25	<25	<25	<620	<25	<25	<25	<25	<62	<200	98	<25	<25	1,400	760	-	-	-
Toluene	<25	<25	<25	<25	<25	<25	<25	<25	110,000 ^{A,C}	210	<25	50	150	2,200 ^A	430	<50	<25	<25	440	20,000 ^A	1,500	(430,000)	38,000
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	180,000 ^{B,C}	300	<25	<25	62	29,000	77,000 ^B	7,400	<25	<25	76,000 ^B	140,000 ^{B,C}	(280,000)	(33,000)	83,000
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25	<25	<25	<25	52,000 ^{B,C}	210	<25	<25	<25	8,300	23,000 ^{B,C}	2,900	<25	<25	23,000 ^{B,C}	46,000 ^{B,C}	(130,000)	(19,000)	11,000
Xylenes	<75	<75	<75	<75	<75	<75	<75	<75	330,000 ^{A,B,C}	790	<75	95	210	25,400 ^A	64,000 ^{A,C}	2,060	<75	<75	100,000 ^{A,C}	213,000 ^{A,B,C}	4,100	(190,000)	42,000

Notes:

RCL: Residual Contaminant Level

PVOC: Petroleum Volatile Organic Compounds

mg/kg: Milligrams per kilogram

ug/kg: Micrograms per kilogram

(33,000): RCL values in parantheses are calculated based on generic equations per WDNR guidance

^A: Concentration exceeds NR 726 groundwater pathway RCLs

^B: Concentration exceeds NR 726 and/or NR 746 non-industrial direct contact RCLs

^C: Concentration exceeds NR 746 free product soil screening levels