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

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

Source Property Information

CLOSURE DATE: 04/01/2015

BRRTS #: 03-01-541633

FID #: 701058490

ACTIVITY NAME: Easton Store Former

DATCP #:

PROPERTY ADDRESS: 1163 CTH A

PECFA#: 53910-999963

MUNICIPALITY: Easton

PARCEL ID #: 010-01328-0000

***WTM COORDINATES:**

X: 535543 Y: 373963

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

WTM COORDINATES REPRESENT:

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

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

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

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

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

Site Specific Obligations:

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

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

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

Monitoring Wells:

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

( ) Yes ( ) No (•) N/A

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

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
473 Griffith Ave
Wisconsin Rapids, Wi 54494

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

April 1, 2015

Adams County Corporation Council
Attn: Kenneth Wagner
PO Box 450
Friendship WI 53934

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Easton Store Former, 1163 CTH A, Easton WI
DNR BRRTS Activity #: 03-01-541633
FID #:701058490

Dear Adams County Corporation Council:

The Department of Natural Resources (DNR) considers Easton Store Former site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. For residential property transactions, you may be required to make disclosures under s. 709.02, Wis. Stats.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The West Central Region (WC) Closure Committee reviewed the request for closure on March 5, 2015. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

The former general store – gas station site completed no remedial activities due to the low levels of petroleum contaminated soils. The conditions of closure and continuing obligations required were based on the property being used for residential purposes.

Continuing Obligations

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- A soil cover must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.

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

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at http://dnr.wi.gov/topic/Brownfields/clean.html, to provide public notice of residual contamination and of

any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

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

All site information is also on file at the WC Regional DNR office, at 473 Griffith Ave., Wisconsin Rapids. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a soil cover is required, as shown on the attached map D.1 Location Map dated 12/23/14, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.
- changing the use or occupancy of the property to single-family residential use.

Closure Conditions

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

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

Department of Natural Resources
Attn: Dee Lance
473 Griffith Ave.
Wisconsin Rapids WI 54494

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains near the former fuel oil AST and septic drain field as indicated on the attached map B.2c. Pre/Post Remedial Soil Contamination Map dated 12/23/14. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

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

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The soil cover that exists in the location shown on the attached map D.1 Location Map dated 12/23/14 shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The attached maintenance plan and inspection log (DNR form 4400-305) are to be kept up-to-date and at the Adams County Corporation Council office. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR upon request.

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Project Manager to determine the method for salvaging the equipment.

In Closing

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

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Dee Lance at 715-421-7862, or at Dee.Lance@wisconsin.gov.

Sincerely,

Dave Rozeboom
West Central Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- B.2.c Pre/Post Remedial Soil Contamination
- D.1 Location Map
- Maintenance Plan
- Inspection Log, DNR Form 4400-305

cc: Jason Powell, METCO

B.2.c PRE/POST REMEDIAL SOIL CONTAMINATION

EASTON STORE (FORMER)

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

EASTON,
WISCONSIN

DRAWN BY: JZ

DATE: 12/23/14

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

SCALE:
1 INCH = 30 FEET
0 15 30

● - GEOPROBE BORING LOCATION (P2ESA)
✕ - GEOPROBE BORING LOCATION (SEPTEMBER 2014)
◯ - STREET LIGHT

APPROXIMATE PROPERTY BOUNDRIES

BURIED ELECTRIC LINE

EASTON LAKE

ELETRICAL BOX

FORMER SEPTIC TANK AND DRAIN FIELD

WOODED GRASSY LOT

11TH DRIVE

S04

AREA OF UNSATURATED SOIL (BASED ON ALL TIME LOW WATERTABLE) CONTAMINATION EXCEEDING NR720 DIRECT CONTACT RCL'S

GRASS

AREA OF FORMER FUEL OIL AST 1265 GALLON

S05

GRASS

S01

G-2

S02

G-1 S03

AREA OF FORMER GASOLINE USTS:
1 1,500 GALLON
+1,000 GALLON

WOODED/GRASSY LOT

GRASS

COUNTY HIGHWAY A

FORMER DISPENSER ISLAND

AREA OF UNSATURATED SOIL (BASED ON ALL TIME LOW WATERTABLE) CONTAMINATION EXCEEDING NR720 GW RCL'S

RESIDENTIAL

D.I LOCATION MAP

EASTON STORE (FORMER)

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

EASTON,
WISCONSIN

DRAWN BY: JZ

DATE: 12/23/14

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

SCALE:
1 INCH = 30 FEET
0 15 30

● - GEOPROBE BORING LOCATION (P2ESA)
✕ - GEOPROBE BORING LOCATION (SEPTEMBER 2014)
◯ - STREET LIGHT

APPROXIMATE PROPERTY BOUNDRIES

BURIED ELECTRIC LINE

EASTON LAKE

ELETRICAL BOX

FORMER SEPTIC TANK AND DRAIN FIELD

11TH DRIVE

WOODED GRASSY LOT

G-5 S04 G-5a G-5b

AREA OF UNSATURATED SOIL (BASED ON ALL TIME LOW WATERTABLE) CONTAMINATION EXCEEDING NR720 DIRECT CONTACT RCL'S

G-4 S06

GRASS

AREA OF FORMER FUEL OIL AST (265 GALLON)

S05 G-6

S01 G-3 S02

G-2

G-1 S03

AREA OF FORMER GASOLINE UST'S:
1 1500 GALLON
1 1000-GALLON

WOODED/GRASSY LOT

GRASS

COUNTY HIGHWAY A

FORMER DISPENSER ISLAND

AREA OF UNSATURATED SOIL (BASED ON ALL TIME LOW WATERTABLE) CONTAMINATION EXCEEDING NR720 GW RCL'S

RESIDENTIAL

D.2. Brief Descriptions

CAP MAINTENANCE PLAN

January 14, 2015

Easton Store Former

Property Located at:

1163 County Highway A
Easton, Wisconsin 53910

FID # 701058490, WDNR BRRTS # 03-01-541633

Legal Description:

Lot One (1) of Adams County Certified Survey Map No. 2603, as recorded February 21, 1991 at 3:30 p.m., in Volume 9 of Surveys, Pages 366-367 as Document No. 328092, all being in the Town of Easton, Adams County, Wisconsin.

Parcel ID # 010-01328-0000

Introduction
This document is the Maintenance Plan for a grass cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing grass cover occupying the area over the contaminated soil.

More site-specific information about this property may be found in:

- The case file in the DNR West Central regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1; and
- The DNR project manager for Adams County

Description of Contamination
Unsaturated soil contaminated by Lead, Benzo(a) anthrocene, Benzo(a) pyrene, Benzo(b) fluroanthene, Chrysene, Dibenzo(a,h) anthracene, and Indeno(1,2,3-cd) pyrene is located at a depth of 2-4 feet below ground surface (bgs) in the area of soil borings S04 and S05. The extent of the soil contamination is shown on the attached map (Attachment D.1.).

D.3. Description of Maintenance Actions

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the soil contamination hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the grass cap overlying the contaminated soil is removed or replaced, the replacement barrier must be at least equally suitable to prevent direct contact. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the grass cap, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where the grass cap is required as shown on the attached map, unless prior written approval has been obtained from the WDNR: 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; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Description of the Cover to be Maintained

The cap consists of grass, which covers the area of NR720 Direct Contact RCL exceedances, as shown on the attached map (Attachment D.1.).

Cover Purpose

The grass over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health.

Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The grass cover overlying the contaminated soil, as depicted in Attachment D.1., will be inspected once a year, normally in the spring after all snow and ice is gone, for erosion and other potential problems that can cause exposure to the underlying contaminated soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Attachment D.4., Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

D.4 Inspection Log

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
Easton Store Former	03-01-541633

Inspections are required to be conducted (see closure approval letter):

- (●) annually
- ( ) semi-annually
- ( ) other – specify ____________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

D.5. Contact Information

Contact Information

Current Site Owner and Operator:
Kenneth Wagner
Adams County Corporation Council
P.O. Box 450
Friendship, Wisconsin 53934
(608) 339-4292

Signature: _____
(DNR may request signature of affected property owners, on a case-by-case basis)

Consultant:
METCO
Ron Anderson
709 Gillette Street, Suite 3
La Crosse, WI 54603
(608) 781-8879

WDNR:
Dee Lance
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
(715) 421-7862

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

Case Closure - GIS Registry

Form 4400-202 (R 11/13)

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

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

Site Information

BRRTS No.	Parcel ID No.		
03-01-541633	010-01328-0000		
BRRTS Activity (Site) Name	WTM Coordinates		
	X	Y	
Easton Store Former	535543	373963	
Street Address	City	State	ZIP Code
1163 CTH A	Easton	WI	53910

Responsible Party (RP) Name			
Kenneth Wagner			
Company Name			
Adams County Corporation Council			
Street Address	City	State	ZIP Code
P.O. Box 450	Friendship	WI	53934
Phone Number	Email		
(608) 339-4292	kenneth.wagner@co.adams.wi.us		

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

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

Fees and Mailing of Closure Request

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

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

   ☒ $1,050 Closure Fee

   ☒ $300 Database Fee for Soil

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

   Total Amount of Payment $ $1,350.00

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

Site Summary

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

1. General Site Information and Site History

A. **Site Location**: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The subject property is located in the NW 1/4 of the SE 1/4 of Section 29, Township 16 North, Range 06 East, Adams County, Wisconsin. The property consists of one tax parcel (010-01328-0000) and is bound by 11th Drive to the north and west, County Highway A to the south, and a vacant lot to the east.

B. **Prior and current site usage**: Specifically describe the current and historic occupancy and types of use.
The Easton Store Property was the site of a general store for nearly 100 years serving the community of Easton and surrounding rural areas. The store held general retail merchandise including grocery and hardware items and some clothing. Gasoline products were sold from two dispensers supplied by two underground petroleum storage tanks. In addition, small quantities of fuel oil were sold in the winter months from a 265 gallon above ground storage tank equipped with a hand pump.

The Easton Store was owned and operated by a number of different people until 1992. The store was closed after 1992 after a fire gutted a back room of the building and all operations were discontinued. The two underground petroleum storage tanks had been removed in September of 1988 in anticipation of new regulations requiring site assessments during tank removals. In 1995, Adams County hired a contractor and had the building demolished and removed. The property has been vacant since 1995. The Easton Store was reported to be the only commercial business to operate on the property.

C. Describe how and when site contamination was discovered.
On September 3, 1997, six Geoprobe borings were completed on the Easton Store Property, during a Phase 2 Environmental Site Assessment (P2ESA). Thirteen soil samples were collected for VOC, PAH, and Metals analysis. Laboratory analysis indicated that petroleum contamination exceeding the NR720 Groundwater RCLs was present in four soil samples (S01-S, S03-S, S04-S, and S05-S). Four groundwater samples were collected from Geoprobe borings S01, S03, and SO4, including a duplicate (D01) at boring S01. Laboratory analysis indicated that petroleum contamination exceeding the NR140 Enforcement Standard (ES) was present in three groundwater samples (S01-GW, D01-GW, and S03-GW). The petroleum contamination was reported to the WDNR who then required that a site investigation be completed.

D. Describe the type(s) and source(s) or suspected source(s) of contamination.
Leaded gasoline appears to have been released from at least one of the former UST systems.

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

F. List BRRTS activity site name and number for all other BRRTS activities at this property, including closed cases.
No other BRRTS activities exist at the subject property.

G. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to this site, and those impacted by contamination from this site.
There are no other BRRTS activities associated with any adjoining properties.

H. **Current zoning** (e.g. industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
According to the Adams County GIS, the subject property (1163 CTH A) and the adjacent properties to the south are zoned R.1 Single Family Residential. The adjacent properties to the east are all zoned B.1 Rural Business.

2. General Site Conditions

A. Soil/Geology

i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
Local unconsolidated material generally consists of brown clay from the surface to depths ranging from 11 to 15.5 feet below ground surface (bgs). Fine to medium grained sand was encountered at depths ranging from 11-15.5 feet bgs, extending to at least 20 feet bgs.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Fill material consisting of brown to tan to gray fine to medium grained sand was encountered from surface to depths ranging from 3 to 12 feet bgs in the area of the former UST systems.

iii. Depth to bedrock, bedrock type, and whether or not it was encountered during the investigation.
Bedrock was not encountered during the site investigation, but sandstone bedrock is expected to exist at approximately 100 feet bgs, based on local well construction reports.

Save...

iv. Describe the nature and locations of current surface cover(s) across the site (e.g. natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).

The property is currently covered in grass, with trees along the western, northern, and eastern borders.

B. Groundwater

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

According to the data collected during the Geoprobe Project, the depth to groundwater ranges from 13-18 feet bgs, depending on boring location.

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

The groundwater flow direction is not known for this site. However, based on the local topography, groundwater flow is expected to be generally to the north.

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

No monitoring wells were installed as part of this site investigation. Based on the Geoprobe Project, it appears that the groundwater is located in fine to medium grained sand.The hydraulic conductivity for sand ranges from 10-5 to 10-3 cm/s.

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

The subject property and surrounding properties are all served by private potable wells. There are potentially as many as 25-30 potable wells located within 1,200 feet of the subject property. The locations of five of these were identified during the site investigation which are listed in the following table:

Address	Distance From Removed UST System	Sampled (Y/N)
1143 County Hwy A	327 feet southeast	N
1145 County Hwy A	289 feet southeast	N
1147 County Hwy A	134 feet south	N
1149 County Hwy A	322 feet southwest	N
1153 County Hwy A	260 feet west	N

3. Site Investigation Summary

A. General

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

On September 30, 2014, Geiss Soil & Samples, LLC of Merrill, WI conducted a Geoprobe Project under the direction and supervision of METCO personnel. Six Geoprobe borings were advanced to depths ranging from 15 to 20 feet bgs. Thirty soil samples were collected for field analysis (PID) and geologic description. Twelve soil samples were also submitted for laboratory analysis (PVOC and Naphthalene). Samples G-1-1 and G-6-1 were also sampled for Lead. Six groundwater samples were also collected during the Geoprobe Project. (Site Investigation Report, January 2015)

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

Neither soil nor groundwater contamination extends beyond the source property boundary.

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

No structural impediments were encountered during the completion of the site investigation.

B. Soil

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

An area of unsaturated soil contamination, which exceeds the NR720 Groundwater RCLs exists in the area of the removed UST systems. This soil contamination plume is roughly estimated to measure approximately 38 feet long, up to 16 feet wide, and exists from approximately 13-18 feet bgs.

Two areas of unsaturated soil contamination exceeding the NR720 Direct Contact RCL's (PAH's) exist in the area of the

removed fuel oil AST and the former septic drain field. Each area is roughly estimated at 15 feet in diameter.

The true extent of the soil contaminant plume is not defined due to the limited number of boring locations, based on a specific workscope by the WDNR to move this site toward closure.

ii. Describe the level and types of **soil contaminants** found in the upper four feet of the soil column.
From the 1997 Phase 2 Environmental Site Assessment, there were two soil samples in the top four feet that exceeded the NR720 Direct Contact RCL. One soil sample (S04-S) collected at four feet below ground surface (bgs) exceeded the Direct Contact RCL for Benzo(a) pyrene (0.029 ppm). Another sample (S05-S) collected at two feet bgs exceeded the NR720 Direct Contact RCL for Benzo(a) anthracene (0.220 ppm), Benzo(a) pyrene (0.280 ppm), Benzo(b) fluoroanthene (0.370 ppm), Dibenzo(a,h) anthracene (0.053 ppm), and Indeno(1,2,3-cd) pyrene (0.180 ppm). Three soil samples (S03-S, D01-S, and S05-S) exceeded the NR720 Groundwater RCL for PAH's and/or Lead. Soil sample S04-S exceeded the NR720 Groundwater RCL for Benzene (0.72 ppm)

From the 2014 Geoprobe Project, there were no NR720 Direct Contact RCL or Groundwater RCL exceedances in the top four feet.

iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/ information in Attachment C.
Residual Contaminat Levels (RCLs) were established in accordance with NR720.10 and NR720.12. Soil RCLs for the protection of the groundwater pathway and for no-industrial direct contact were taken from the RR programs RCLs spreadsheet.

C. Groundwater

i. Describe degree and extent of groundwater contamination at or from this site. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.
From the 1997 Phase 2 Environmental Site Assessment, four groundwater samples were collected. Three of those groundwater samples (S01-GW, D01-GW, and S04-GW) showed an NR140 ES exceedance for Benzene (7 ppb, 5 ppb, and 30 ppb, respectively).

However, six groundwater samples were collected in these same areas during the 2014 Geoprobe Project for VOC analysis, but no exceedances were found. Therefore, based on the current data, there does not appear to be any groundwater contamination exceeding the NR140 Groundwater Standards.

ii. Describe the presence of free product at the site, including the thickness, depth, and locations.
Free product was not encountered during the site investigation.

D. Vapor

i. Describe how the vapor migration pathway was assessed, including locations where vapor or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.
There are no buildings in the area of the residual soil contamination. Based on the limited extent of soil contamination and the absence of petroleum contamination in groundwater, there does not appear to be any potential for vapor migration pathways.

ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).
No vapor samples were collected as part of the site investigation.

E. Surface Water and Sediment

i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.
The nearest surface water is Easton Lake, which exists approximately 43 feet to the northeast of the subject property. Based on the results of the Geoprobe project, the petroleum contamination does not appear to have impacted any surface waters.

ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.
No surface waters or sediments were assessed as part of the site investigation.

4. Remedial Actions Implemented and Residual Levels at Closure

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

No remedial activites occured as part of the site investigation.

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

No immediate or interim actions occurred as part of the site investigation.

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

No active remedial actions occured as part of the site investigation.

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

An area of unsaturated soil contamination, which exceeds the NR720 Groundwater RCLs exists in the area of the removed UST systems. This soil contamination plume is roughly estimated to measure approximately 38 feet long, up to 16 feet wide, and exists from approximately 13-18 feet bgs.

Two areas of unsaturated soil contamination exceeding the NR720 Direct Contact RCL's exist in the area of the removed fuel oil AST and the former septic drain field. Each area is roughly estimated at 15 feet in diameter.

The true extent of the soil contaminant plume is not defined due to the limited number of boring locations, based on a specific workscope by the WDNR to move this site toward closure.

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

From the 1997 Phase 2 Environmental Site Assessment, there were two soil samples in the top four feet that exceeded the NR720 Direct Contact RCL. One soil sample (S04-S) collected at four feet bgs exceeded the NR720 Direct Contact RCL for Naphthalene (0.72 ppm) and Benzo(a) pyrene (0.029 ppm). Another sample (S05-S) collected at two feet bgs exceeded the NR720 Direct Contact RCL for Benzo(a) anthracene (0.220 ppm), Benzo(a) pyrene (0.280 ppm), Benzo(b) fluoroanthene (0.370 ppm), Dibenzo(a,h) anthracene (0.053 ppm), and Indeno(1,2,3-cd) pyrene (0.180 ppm).

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

An area of unsaturated soil contamination, which exceeds the NR720 Groundwater RCLs exists in the area of the removed UST systems. This soil contamination plume is roughly estimated to measure approximately 38 feet long, up to 16 feet wide, and exists from approximately 13-18 feet bgs.

Two areas of unsaturated soil contamination exceeding the NR720 Direct Contact RCL's exist in the area of the removed fuel oil AST and the former septic drain field. Each area is roughly estimated at 15 feet in diameter.

The true extent of the soil contaminant plume is not defined due to the limited number of boring locations, based on a specific workscope by the WDNR to move this site toward closure.

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

Residual soil contamination exceeding the NR720 Direct Contact RCLs in the areas of Geoprobe borings S04 and S05 can be addressed through the use of a cap maintenance plan. Soil contamination exceeding the NR720 Groundwater RCLs can be addressed through natural attenuation.

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

There is currently no groundwater contamination.

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

Residual soil contamination exceeding the NR720 Direct Contact RCLs in the areas of Geoprobe borings S04 and S05 can be addressed through the use of a cap maintenance plan. Soil contamination exceeding the NR720 Groundwater RCLs can be addressed through natural attenuation.

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

No system hardware was installed as part of the site investigation.

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K. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
There is currently no groundwater contamination.

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

M. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.
No surface waters or sediments were assessed as part of this investigation.

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

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

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

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

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

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

7. Underground Storage Tanks

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

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

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

Data Tables (Attachment A)

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

General directions for Data Tables:

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

A. Data Tables

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

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

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

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

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

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

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

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

Maps and Figures (Attachment B)

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

General Directions for all Maps and Figures:

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

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B.1. Location Maps

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

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

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

B.2. Soil Figures

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

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

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

B.3. Groundwater Figures

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

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

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

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

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

B.4. Vapor Maps and Other Media

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

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

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

Documentation of Remedial Action (Attachment C)

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

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

General Directions:

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

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

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

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

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

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

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

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

Maintenance Plan(s) and Photographs (Attachment D)

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

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

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

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

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

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

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

D.6 Photographs

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

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

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Monitoring Well Information (Attachment E)

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

General Directions:

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

Select One:

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

Notifications to Owners of Impacted Properties (Attachment F)

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

General Directions:

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

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

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

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

- FORM 4400-246;
- Copy of each letter sent, 30 days or more prior to requesting closure; and
- Proof of receipt for each letter.
- For this site closure, 0 (number) property (ies) has/have been impacted, the owners have been notified, and copies of the letters and receipts are included in Attachment F.

Save...

Source Legal Documents (Attachment G)

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

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

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

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

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

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

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

Signatures and Findings for Closure Determination

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

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

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

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

Engineering Certification

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

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

Save...

Hydrogeologist Certification

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

Ronald J. Anderson	Senior Hydrogeologist
Printed Name	Title
Signature	1/26/15 Date

Save...

Attachment A/Data Tables

A.1 Groundwater Analytical Table(s)

A.2 Pre-remedial Soil Analytical Table(s)

A.3 Post-remedial Soil Analytical Table(s) – No remedial actions were conducted as part of this site investigation.

A.4 Pre and Post Remaining Soil Contamination Soil Analytical Table

A.5 Vapor Analytical Table – No vapor samples were assessed as part of the site investigation.

A.6 Other Media of Concern (e.g., sediment or surface water) – No surface waters or sediments were assessed as part of the site investigation.

A.7 Water Level Elevations

A.8 Other – Natural Attenuation data

A.1 Groundwater Analytical Table
(Geoprobe)
Easton Store Former BRRTS# 03-01-541633

Sample ID	Date	GRO (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naph-thalene (ppb)	Toluene (ppb)	Trimethyl-benzenes (ppb)	Xylene (Total) (ppb)	Other VOC's (ppb)
S01-GW	09/03/97	NS	**7**	19	NS	ND	66	NS	66	NS
D01-GW	09/03/97	NS	**5**	16	NS	ND	73	NS	55	NS
S03-GW	09/03/97	NS	**30**	110	NS	4	110	NS	240	NS
S04-GW	09/03/97	NS	ND	ND	NS	ND	1	NS	3	NS
G-1-W	09/30/14	NS	<0.24	0.67	<0.23	<1.7	<0.69	<3.6	1.01-1.64	SEE VOC SHEET
G-2-W	09/30/14	NS	<0.24	0.61	<0.23	<1.7	<0.69	<3.6	0.87-1.50	SEE VOC SHEET
G-3-W	09/30/14	NS	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	1.39-2.02	SEE VOC SHEET
G-4-W	09/30/14	NS	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32	SEE VOC SHEET
G-5-W	09/30/14	NS	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32	SEE VOC SHEET
G-6-W	09/30/14	NS	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32	SEE VOC SHEET
ENFORCE MENT STANDARD ES = Bold		-	**5**	**700**	**60**	**100**	**800**	**480**	**2000**	-
PREVENTIVE ACTION LIMIT PAL = Italics		-	*0.5*	*140*	*12*	*10*	*160*	*96*	*400*	-

NS = Not Sampled
(ppb) = parts per billion (ppm) = parts per million
DRO = Diesel Range Organics
GRO = Gasoline Range Organics

A.1 Groundwater Analytical Table
(VOC's)
Easton Store Former BRRTS# 03-01-541633

Well Sampling Conducted on September 30, 2014

VOC's Well Name	G-1-W	G-2-W	G-3-W	G-4-W	G-5-W	G-6-W	ENFORCE MENT STANDARD = ES – Bold	*PREVENTIVE ACTION LIMIT = PAL - Italics*
Benzene/ppb	< 0.24	< 0.24	< 0.24	< 0.24	< 0.24	< 0.24	**5**	*0.5*
Bromobenzene/ppb	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	==	==
Bromodichloromethane/ppb	< 0.37	< 0.37	< 0.37	< 0.37	< 0.37	< 0.37	**0.6**	*0.06*
Bromoform/ppb	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	**4.4**	*0.44*
tert-Butylbenzene/ppb	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	==	==
sec-Butylbenzene/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	==	==
n-Butylbenzene/ppb	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	==	==
Carbon Tetrachloride/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	**5**	*0.5*
Chlorobenzene/ppb	< 0.24	< 0.24	< 0.24	< 0.24	< 0.24	< 0.24	==	==
Chloroethane/ppb	< 0.63	< 0.63	< 0.63	< 0.63	< 0.63	< 0.63	**400**	*80*
Chloroform/ppb	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	**6**	*0.6*
Chloromethane/ppb	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81	**30**	*3*
2-Chlorotoluene/ppb	< 0.21	< 0.21	< 0.21	< 0.21	< 0.21	< 0.21	==	==
4-Chlorotoluene/ppb	< 0.21	< 0.21	< 0.21	< 0.21	< 0.21	< 0.21	==	==
1,2-Dibromo-3-chloropropane/ppb	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88	**0.2**	*0.02*
Dibromochloromethane/ppb	< 0.22	< 0.22	< 0.22	< 0.22	< 0.22	< 0.22	**60**	*6*
1,4-Dichlorobenzene/ppb	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	**75**	*15*
1,3-Dichlorobenzene/ppb	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	**600**	*120*
1,2-Dichlorobenzene/ppb	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	**600**	*60*
Dichlorodifluoromethane/ppb	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	**1000**	*200*
1,2-Dichloroethane/ppb	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41	**5**	*0.5*
1,1-Dichloroethane/ppb	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	**850**	*85*
1,1-Dichloroethene/ppb	< 0.4	< 0.4	< 0.4	< 0.4	< 0.4	< 0.4	**7**	*0.7*
cis-1,2-Dichloroethene/ppb	< 0.38	< 0.38	< 0.38	< 0.38	< 0.38	< 0.38	**70**	*7*
trans-1,2-Dichloroethene/ppb	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	**100**	*20*
1,2-Dichloropropane/ppb	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	**5**	*0.5*
2,2-Dichloropropane/ppb	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	==	==
1,3-Dichloropropane/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	==	==
Di-isopropyl ether/ppb	< 0.23	< 0.23	< 0.23	< 0.23	< 0.23	< 0.23	==	==
EDB (1,2-Dibromoethane)/ppb	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	**0.05**	*0.005*
Ethylbenzene/ppb	0.67 "J"	0.61 "J"	< 0.55	< 0.55	< 0.55	< 0.55	**700**	*140*
Hexachlorobutadiene/ppb	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	==	==
Isopropylbenzene/ppb	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	==	==
p-Isopropyltoluene/ppb	< 0.31	< 0.31	< 0.31	< 0.31	< 0.31	< 0.31	==	==
Methylene chloride/ppb	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	**5**	*0.5*
Methyl tert-butyl ether (MTBE)/ppb	< 0.23	< 0.23	< 0.23	< 0.23	< 0.23	< 0.23	**60**	*12*
Naphthalene/ppb	< 1.7	< 1.7	< 1.7	< 1.7	< 1.7	< 1.7	**100**	*10*
n-Propylbenzene/ppb	< 0.25	0.34 "J"	< 0.25	< 0.25	< 0.25	< 0.25	==	==
1,1,2,2-Tetrachloroethane/ppb	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	**0.2**	*0.02*
1,1,1,2-Tetrachloroethane/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	**70**	*7*
Tetrachloroethene (PCE)/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	**5**	*0.5*
Toluene/ppb	< 0.69	< 0.69	< 0.69	< 0.69	< 0.69	< 0.69	**800**	*160*
1,2,4-Trichlorobenzene/ppb	< 0.98	< 0.98	< 0.98	< 0.98	< 0.98	< 0.98	**70**	*14*
1,2,3-Trichlorobenzene/ppb	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	==	==
1,1,1-Trichloroethane/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	**200**	*40*
1,1,2-Trichloroethane/ppb	< 0.34	< 0.34	< 0.34	< 0.34	< 0.34	< 0.34	**5**	*0.5*
Trichloroethene (TCE)/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	**5**	*0.5*
Trichlorofluoromethane/ppb	< 0.71	< 0.71	< 0.71	< 0.71	< 0.71	< 0.71	==	==
1,2,4-Trimethylbenzene/ppb	< 2.2	< 2.2	< 2.2	< 2.2	< 2.2	< 2.2		
1,3,5-Trimethylbenzene/ppb	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	**Total TMB's 480**	*Total TMB's 96*
Vinyl Chloride/ppb	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	**0.2**	*0.02*
m&p-Xylene/ppb	1.01 "J"	0.87 "J"	1.39 "J"	< 0.69	< 0.69	< 0.69		
o-Xylene/ppb	< 0.63	< 0.63	< 0.63	< 0.63	< 0.63	< 0.63	**Total Xylenes 2000**	*Total Xylenes 400*
Nitrite Plus Nitrate, Dissolved/ppm							**10**	*2*
Sulfate, Dissolved/ppm								
Iron, Dissolved/ppb								
Manganese, Dissolved/ppb							**300**	*60*

NS = not sampled, NM = Not Measured
Q = Analyte detected above laboratory method detection limit but below practical quantitation limit.
= = No Exceedences
(ppb) = parts per billion (ppm) = parts per million
"J" Flag: Analyte detected between LOD and LOQ LOD Limit of Detection LOQ Limit of Quantitation

A.2. Pre-Remedial Soil Analytical Table
Easton Store Former BRRTS# 03-01-541633

Sample ID	Depth (feet)	Saturation U/S	Date	PID	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naph-thalene (ppm)	Toluene (ppm)	1,2,4-Trime-thylbenzene (ppm)	1,3,5-Trime-thylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppb)	PVOC & PAH COMBINED: Individual Exeedance Count	PVOC & PAH COMBINED: Hazard Index	PVOC & PAH COMBINED: Cumulative Cancer Risk
S01-S	6.0	U	09/03/97	NS	11.6	NS	NS	ND	ND	NS	**2.3**	0.048	**2.7**	**4.0**	1.76	NS			
D01-S	4.0	U	09/03/97	NS	13.1	NS	NS	ND	ND	NS	0.41	ND	0.20	0.21	1.4	NS	0	4.62E-02	8.0E-08
S01-W	16.0	U	09/03/97	NS	10.3	NS	NS	**0.81**	**21**	NS	**11**	**32**	**82**	**27**	**141**	NS			
S02-S	6.0	U	09/03/97	NS	8.1	NS	NS	ND	ND	NS	ND	0.090	0.17	0.089	0.83	NS			
S02-W	20.0	S	09/03/97	NS	0.60	NS	NS	**1.6**	**9.1**	NS	**2.3**	**10**	**40**	**19**	**32.4**	NS			
S03-S	4.0	U	09/03/97	NS	**29.4**	NS	NS	ND	ND	NS	0.33	0.053	0.13	0.082	0.97	NS	0	7.79E-02	6.4E-08
S03-W	16.0	U	09/03/97	NS	10.7	NS	NS	**4.1**	**27**	NS	10	**76**	**59**	**19**	**138**	NS			
S04-S	4.0	U	09/03/97	NS	15.8	NS	NS	ND	ND	NS	**0.72**	0.10	0.19	0.10	0.50	NS	**1**	4.62E-02	2.7E-06
S04-W	16.0	U	09/03/97	NS	0.48	NS	NS	ND	ND	NS	ND	0.058	ND	ND	0.72	NS			
S05-S	2.0	U	09/03/97	NS	**62.3**	NS	NS	ND	0.055	NS	ND	0.79	ND	ND	0.8	NS	**5**	1.60E-01	2.8E-05
S05-W	18.0	S	09/03/97	NS	11	NS	NS	ND	0.12	NS	0.45	0.18	0.33	0.22	0.96	NS			
S06-S	2.0	U	09/03/97	NS	7.6	NS	NS	ND	ND	NS	0.54	0.50	ND	ND	0.53	NS	0	2.26E-02	1.0E-07
S06-W	16.0	U	09/03/97	NS	10.1	NS	NS	ND	ND	NS	0.61	0.13	0.18	0.099	0.567	NS			
G-1-1	3.5	U	09/30/14	10	2	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS	0	5.00E-03	
G-1-2	4-8	U	09/30/14	NO RECOVERY												NS			
G-1-3	12.0	U	09/30/14	0	NOT SAMPLED											NS			
G-1-4	16.0	U	09/30/14	80	NS	NS	NS	**0.044**	0.253	<0.025	0.232	0.097	**1.19**	**0.450**	0.669	NS			
G-1-5	20.0	S	09/30/14	30	NOT SAMPLED											NS			
G-2-1	3.5	U	09/30/14	0	NS	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-2-2	8.0	U	09/30/14	0	NOT SAMPLED											NS			
G-2-3	12.0	U	09/30/14	25	NOT SAMPLED											NS			
G-2-4	13.0	U	09/30/14	280	NS	NS	NS	**1.85**	**23.5**	<0.250	**11.9**	0.390	**80**	**27.8**	**83.3**	NS			
G-2-5	20.0	U	09/30/14	5	NOT SAMPLED											NS			
G-3-1	3.5	U	09/30/14	0	NS	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-3-2	8.0	U	09/30/14	0	NOT SAMPLED											NS			
G-3-3	12.0	U	09/30/14	10	NOT SAMPLED											NS			
G-3-4	16.0	U	09/30/14	50	NS	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-3-5	20.0	S	09/30/14	0	NOT SAMPLED											NS			
G-4-1	3.5	U	09/30/14	0	NS	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-4-2	8.0	U	09/30/14	0	NOT SAMPLED											NS			
G-4-3	12.0	U	09/30/14	0	NOT SAMPLED											NS			
G-4-4	16.0	U	09/30/14	0	NS	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-4-5	18.0	S	09/30/14	0	NOT SAMPLED											NS			
G-5-1	3.5	U	09/30/14	0	NS	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-5-2	4-8	U	09/30/14	NO RECOVERY												NS			
G-5-3	8-12	U	09/30/14	NO RECOVERY												NS			
G-5A-1	0-4	U	09/30/14	0	NOT SAMPLED											NS			
G-5A-2	4-8	U	09/30/14	NO RECOVERY												NS			
G-5A-3	8-12	U	09/30/14	NO RECOVERY												NS			
G-5B-1	3.5	U	09/30/14	0	NOT SAMPLED											NS			
G-5B-2	8.0	U	09/30/14	0	NOT SAMPLED											NS			
G-5B-3	12.0	U	09/30/14	0	NS	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-5B-4	15.0	U	09/30/14	0	NOT SAMPLED											NS			
G-6-1	3.5	U	09/30/14	0	1.54	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS	0	3.85E-03	
G-6-2	8.0	U	09/30/14	0	NOT SAMPLED											NS			
G-6-3	12.0	U	09/30/14	0	NOT SAMPLED											NS			
G-6-4	16.0	U	09/30/14	0	NS	NS	NS	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.075	NS			
G-6-5	20.0	S	09/30/14	0	NOT SAMPLED											NS			
Groundwater RCL					**27**	-	-	**0.00512**	**1.57**	**0.027**	**0.659**	**1.11**	**1.38**		**3.94**	-			
Non-Industrial Direct Contact RCL					**400**	-	-	**1.49**	**7.47**	**59.4**	**5.15**	**818**	**89.8**	**182**	**258**	-	0	1.00E+00	1.00E-05
Soil Saturation Concentration (C-sat)*					-	-	-	**1820***	**480***	**8870***	-	**818***	**219***	**182***	**258***	-			

Bold = Groundwater RCL Exceedance
Bold & Underline = Non Industrial Direct Contact RCL Exceedance
Bold & Asteric * = C-sat Exceedance
NS = Not Sampled
NM = Not Measured
(ppm) = parts per million
DRO = Diesel Range Organics
GRO = Gasoline Range Organics
PID = Photoionization Detector
PVOC's = Petroleum Volatile Organic Compounds

U=UNSATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

S=SATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

A.2. Pre-Remedial Soil Analytical Table
(Geoprobe PAH)
Easton Store Former BRRTS# 03-01-541633

Sample	Depth (feet)	Saturation U/S	Date	Acenaph-thene (ppm)	Acenaph-thylene (ppm)	Anthracene (ppm)	Benzo(a) anthracene (ppm)	Benzo(a) pyrene (ppm)	Benzo(b) fluoranthene (ppm)	Benzo(g,h,I) perylene (ppm)	Benzo(k) fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h) anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd) pyrene (ppm)	1-Methyl-naphthalene (ppm)	2-Methyl-naphthalene (ppm)	Naph-thalene (ppm)	Phenan-threne (ppm)	Pyrene (ppm)	PVOC & PAH COMBINED		
																						Individual Exeedance Count	Hazard Index	Cumulative Cancer Risk
S01-S	6.0	U	09/03/97	0.021	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	2.6	**1.8**	0.040	ND			
D01-S	4.0	U	09/03/97	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	2	**1.4**	0.021	ND	0	4.62E-02	8.0E-08
S01-W	16.0	U	09/03/97	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	0.840	0.580	ND	ND			
S02-S	6.0	U	09/03/97	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND			
S02-W	20.0	S	09/03/97	0.056	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.025	0.079	ND	NS	7.7	0.650	0.140	0.038			
S03-S	4.0	U	09/03/97	ND	ND	ND	ND	ND	ND	0.085	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	0	7.79E-02	6.4E-08
S03-W	16.0	U	09/03/97	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	2	1.6	ND	ND			
S04-S	4.0	U	09/03/97	ND	ND	ND	0.025	**0.029**	0.058	0.025	ND	0.041	ND	0.053	ND	0.024	NS	ND	ND	ND	0.043	**1**	4.62E-02	2.7E-06
S04-W	16.0	U	09/03/97	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND			
S05-S	2.0	U	09/03/97	0.020	0.036	0.076	**0.220**	**0.280**	**0.370**	0.240	0.110	**0.390**	**0.053**	0.780	0.039	**0.180**	NS	0.020	0.023	0.850	0.860	**5**	1.60E-01	2.8E-05
S05-W	18.0	S	09/03/97	ND	ND	ND	ND	ND	0.025	ND	ND	ND	ND	0.046	ND	ND	NS	0.028	ND	0.038	0.047			
S06-S	2.0	U	09/03/97	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND	0	2.26E-02	1.0E-07
S06-W	16.0	U	09/03/97	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	ND	ND	ND	ND			
Groundwater RCL				---	---	**197**	---	**0.47**	**0.48**	---	---	**0.145**	---	**88.8**	**14.8**	---	---	---	**0.659**	---	**54.5**			
Non-Industrial Direct Contact RCL				**3440**	---	**17200**	**0.148**	**0.0148**	**0.148**	---	**1.48**	**14.8**	**0.0148**	**2290**	**2290**	**0.148**	**15.6**	**229**	**5.15**	---	**1720**	0	**1.00E+00**	**1.00E-05**
Industrial Direct Contact RCL				**33000**	---	**100000**	**2.11**	**0.21**	**2.11**	---	**21.1**	**211**	**0.211**	**22000**	**22000**	**2.11**	**53.1**	**2200**	**26**	---	**16500**	0		
Soil Saturation Concentration (C-sat)*				---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

Bold = Groundwater RCL Exceedance
Bold & Underline =Industrial Direct Contact RCL Exceedance
Bold &Asteric * = C-sat Exceedance
NS = Not Sampled
(ppm) = parts per million
PAH = Polynuclear Aromatic Hydrocarbons
PID = Photoionization Detector
VOC's = Volatile Organic Compounds

U=UNSATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

S=SATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

A.4. Pre and Post Remaining Soil Contamination Soil Analytical Table
Easton Store Former BRRTS# 03-01-541633

Sample ID	Depth (feet)	Saturation U/S	Date	PID	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naph-thalene (ppm)	Toluene (ppm)	1,2,4-Trime-thylbenzene (ppm)	1,3,5-Trime-thylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppb)	PVOC & PAH COMBINED: Individual Exeedance Count	PVOC & PAH COMBINED: Hazard Index	PVOC & PAH COMBINED: Cumulative Cancer Risk
S01-S	6.0	U	09/03/97	NS	11.6	NS	NS	ND	ND	NS	**2.3**	0.048	**2.7**	**4.0**	1.76	NS			
S01-W	16.0	U	09/03/97	NS	10.3	NS	NS	**0.81**	**21**	NS	**11**	**32**	**82**	**27**	**141**	NS			
S02-W	20.0	S	09/03/97	NS	0.60	NS	NS	**1.6**	**9.1**	NS	**2.3**	**10**	**40**	**19**	**32.4**	NS			
S03-S	4.0	U	09/03/97	NS	**29.4**	NS	NS	ND	ND	NS	0.33	0.053	0.13	0.082	0.97	NS	0	7.79E-02	6.4E-08
S03-W	16.0	U	09/03/97	NS	10.7	NS	NS	**4.1**	**27**	NS	10	**76**	**59**	**19**	**138**	NS			
S04-S	4.0	U	09/03/97	NS	15.8	NS	NS	ND	ND	NS	**0.72**	0.10	0.19	0.10	0.50	NS	**1**	4.62E-02	2.7E-06
S05-S	2.0	U	09/03/97	NS	**62.3**	NS	NS	ND	0.055	NS	ND	0.79	ND	ND	0.8	NS	**5**	1.60E-01	2.8E-05
G-1-4	16.0	U	09/30/14	80	NS	NS	NS	**0.044**	0.253	<0.025	0.232	0.097	**1.19**	**0.450**	0.669	NS			
G-2-4	13.0	U	09/30/14	280	NS	NS	NS	**1.85**	**23.5**	<0.250	**11.9**	0.390	**80**	**27.8**	**83.3**	NS			

Groundwater RCL	**27**	-	-	**0.00512**	**1.57**	**0.027**	**0.659**	**1.11**	**1.38**		**3.94**	-				
Non-Industrial Direct Contact RCL	**400**	-	-	**1.49**	**7.47**	**59.4**	**5.15**	**818**	**89.8**	**182**	**258**	-	0	1.00E+00	1.00E-05	
Industrial Direct Contact RCL	**800**	-		**7.41**	**37**	**293**	**26**	**818**	**219**	**182**	**258**	-	0	1.00E+00	1.00E-05	
Soil Saturation Concentration (C-sat)*	-	-	-	**1820***	**480***	**8870***	-	**818***	**219***	**182***	**258***	-				

Bold = Groundwater RCL Exceedance
Bold & Underline =Industrial Direct Contact RCL Exceedance
Asteric * = C-sat Exceedance
NS = Not Sampled
NM = Not Measured
(ppm) = parts per million
DRO = Diesel Range Organics
GRO = Gasoline Range Organics
PID = Photoionization Detector
PVOC's = Petroleum Volatile Organic Compounds

U=UNSATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

S=SATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

A.4. Pre and Post Remaining Soil Contamination
(Geoprobe PAH)
Easton Store Former BRRTS# 03-01-541633

Sample	Depth (feet)	Saturation U/S	Date	Acenaph-thene (ppm)	Acenaph-thylene (ppm)	Anthracene (ppm)	Benzo(a) anthracene (ppm)	Benzo(a) pyrene (ppm)	Benzo(b) fluoranthene (ppm)	Benzo(g,h,I) perylene (ppm)	Benzo(k) fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h) anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd) pyrene (ppm)	1-Methyl-naphthalene (ppm)	2-Methyl-naphthalene (ppm)	Naph-thalene (ppm)	Phenan-threne (ppm)	Pyrene (ppm)	PVOC & PAH COMBINED: Individual Exeedance Count	PVOC & PAH COMBINED: Hazard Index	PVOC & PAH COMBINED: Cumulative Cancer Risk
S01-S	6.0	U	09/03/97	0.021	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	2.6	**1.8**	0.040	ND			
D01-S	4.0	U	09/03/97	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NS	2	**1.4**	0.021	ND	0	4.62E-02	8.0E-08
S04-S	4.0	U	09/03/97	ND	ND	ND	0.025	**0.029**	0.058	0.025	ND	0.041	ND	0.053	ND	0.024	NS	ND	ND	ND	0.043	**1**	4.62E-02	2.7E-06
S05-S	2.0	U	09/03/97	0.020	0.036	0.076	**0.220**	**0.280**	**0.370**	0.240	0.110	**0.390**	**0.053**	0.780	0.039	**0.180**	NS	0.020	0.023	0.850	0.860	**5**	1.60E-01	2.8E-05
Groundwater RCL				---	---	**197**	---	**0.47**	**0.48**	---	---	**0.145**	---	**88.8**	**14.8**	---	---	---	**0.659**	---	**54.5**			
Non-Industrial Direct Contact RCL				**3440**	---	**17200**	**0.148**	**0.0148**	**0.148**	---	**1.48**	**14.8**	**0.0148**	**2290**	**2290**	**0.148**	**15.6**	**229**	**5.15**	---	**1720**	0	**1.00E+00**	**1.00E-05**
Industrial Direct Contact RCL				**33000**	---	**100000**	**2.11**	**0.21**	**2.11**	---	**21.1**	**211**	**0.211**	**22000**	**22000**	**2.11**	**53.1**	**2200**	**26**	---	**16500**	0		
Soil Saturation Concentration (C-sat)*				---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		

Bold = Groundwater RCL Exceedance
Bold & Underline =Industrial Direct Contact RCL Exceedance
Bold &Asteric * = C-sat Exceedance
NS = Not Sampled
(ppm) = parts per million
PAH = Polynuclear Aromatic Hydrocarbons
PID = Photoionization Detector
VOC's = Volatile Organic Compounds

U=UNSATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

S=SATURATED (BASED ON ALL TIME LOW WATER TABLE PER WDNR)

Attachment B/Maps and Figures

B.1 Location Maps

B.1.a Location Map

B.1.b Detailed Site Map

B.1.c RR Site Map

B.2 Soil Figures

B.2.a Pre-remedial Soil Contamination

B.2.b Post-remedial Soil Contamination – No remedial actions occurred as part of this site investigation.

B.2.c Pre/Post Remaining Soil Contamination

B.3 Groundwater Figures

B.3.a Geologic Cross-Section Figure(s)

B.3.b Groundwater Isoconcentration – There is no groundwater contamination associated with this site.

B.3.c Groundwater Flow Direction – No monitoring wells were installed as part of this site investigation.

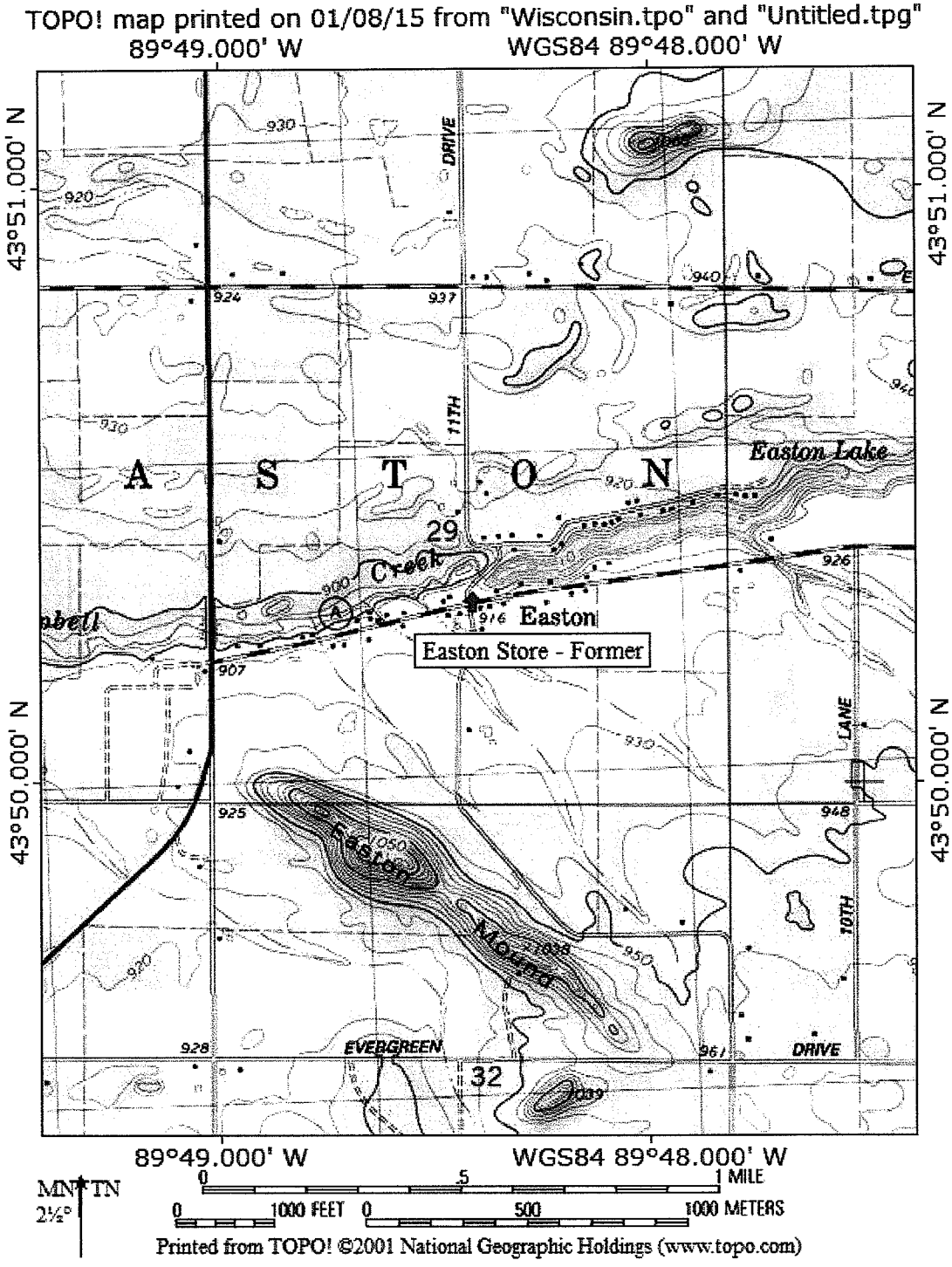
B.3.d Monitoring Wells – No monitoring wells were installed as part of this site investigation.

B.4 Vapor Maps and Other Media

B.4.a Vapor Intrusion Map – No vapor samples were assessed as part of this site investigation.

B.4.b Other media of concern (e.g., sediment or surface water) – No surface waters or sediments were sampled as part of this site investigation.

B.4.c Other – No other relevant maps and/or figures are being included.



B.1.a LOCATION MAP
CONTOUR INTERVAL 10 FEET
EASTON STORE – FORMER – EASTON, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

B.I.b DETAILED SITE MAP

EASTON STORE (FORMER)

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

EASTON,
WISCONSIN

DRAWN BY: JZ

DATE: 12/23/14

N

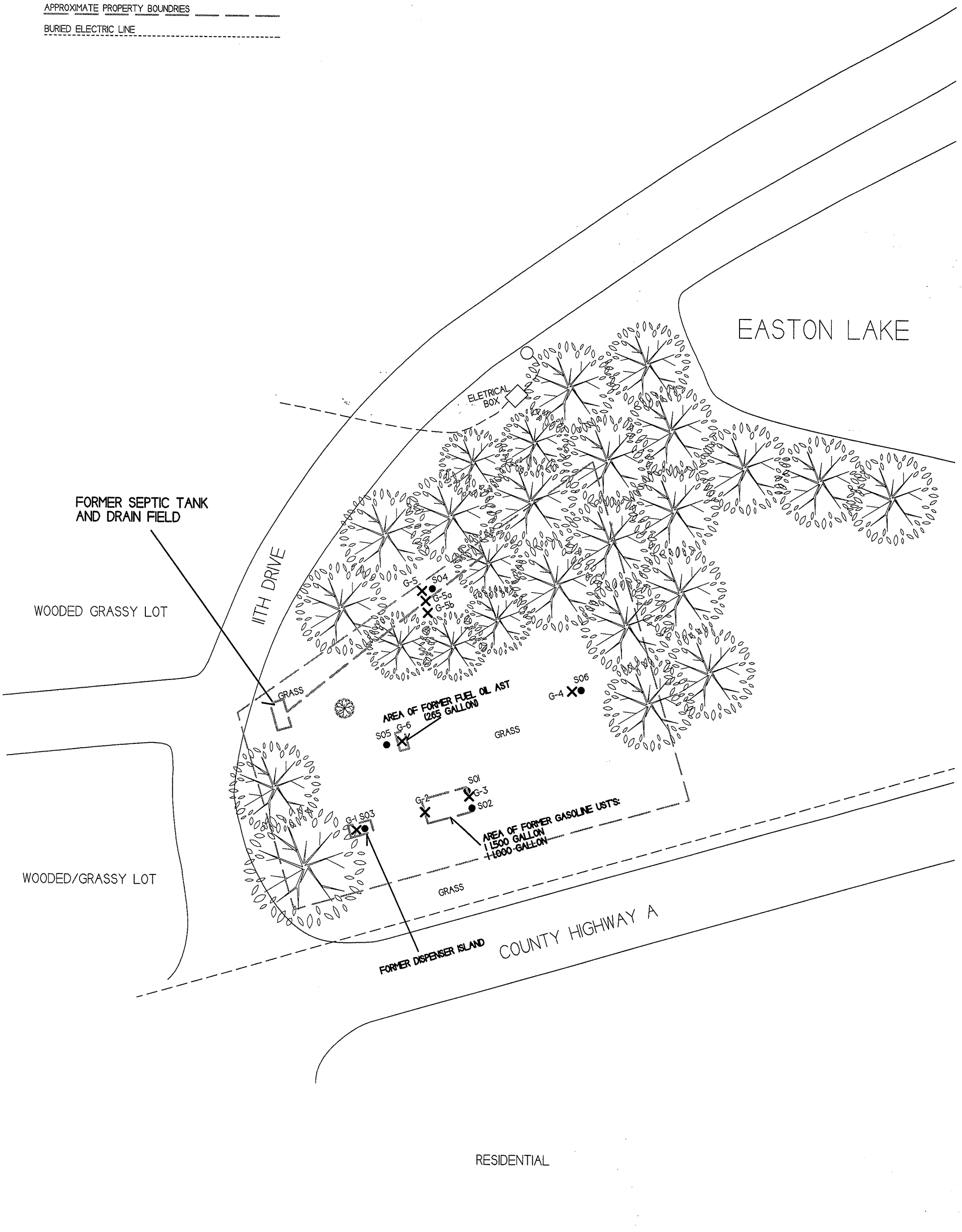
NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

- ● - GEOPROBE BORING LOCATION (P2ESA)
- ✕ - GEOPROBE BORING LOCATION (SEPTEMBER 2014)
- ◯ - STREET LIGHT

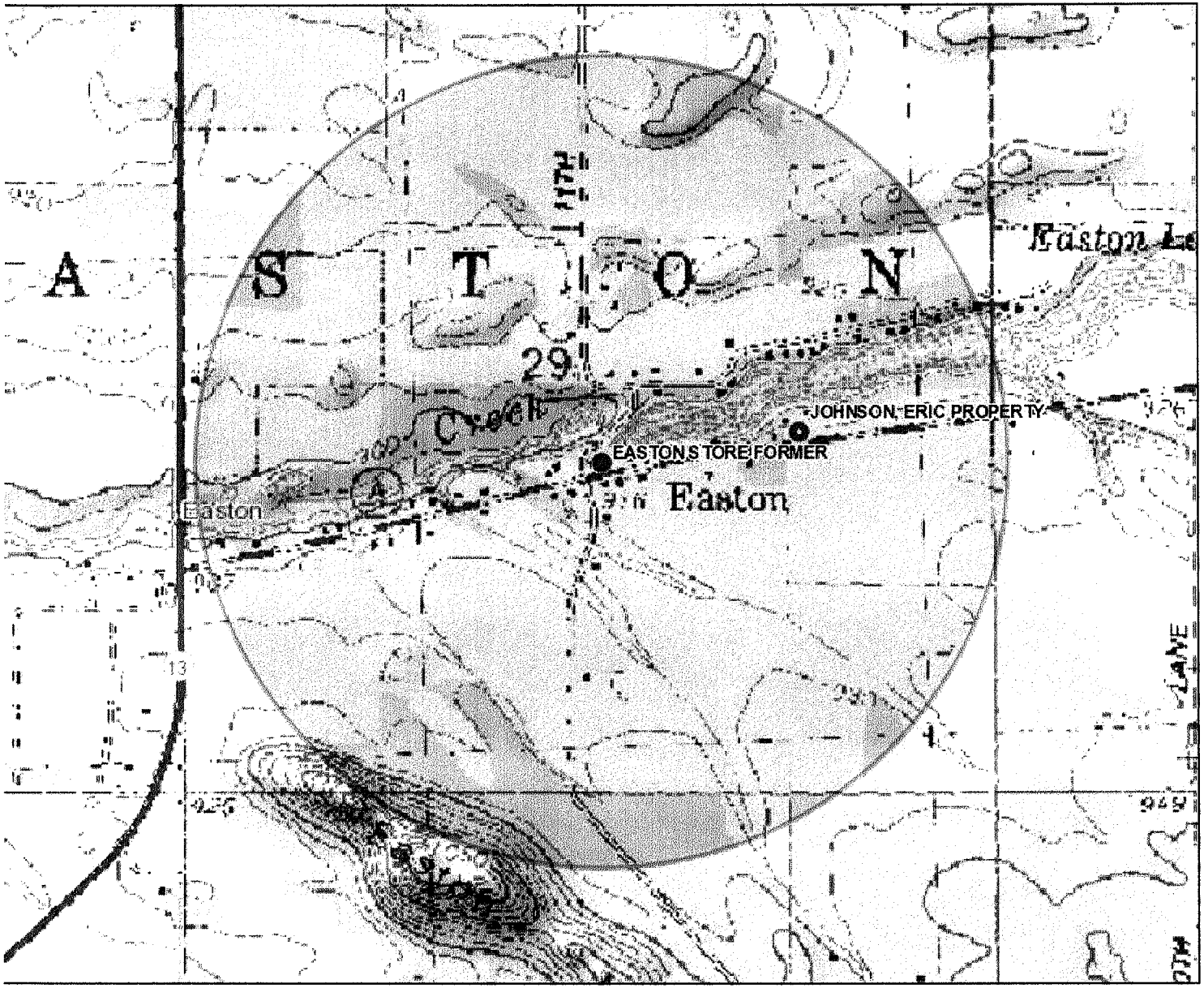
APPROXIMATE PROPERTY BOUNDRIES

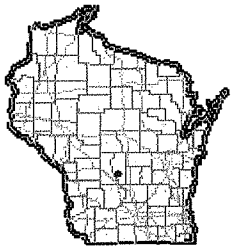
BURIED ELECTRIC LINE

SCALE:
1 INCH = 30 FEET
0 15 30



B.1.c RR Site Map





Legend

- Open Site (ongoing cleanup)
- Closed Site (completed cleanup)
- Cities
- Villages
- Great Lakes

Notes

4 0 0.19 0.4 Miles

\D_1983_HARN_Wisconsin_TM

Latitude Geographics Group Ltd.

1: 12,094

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made aregarding accuracy, applicability for a particular use, completemenss, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/org/legal/

Note: Not all sites are mapped.

B.2.c PRE/POST REMEDIAL SOIL CONTAMINATION

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WISCONSIN

DRAWN BY: JZ

DATE: 12/23/14

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

SCALE:
1 INCH = 30 FEET
0 15 30

● - GEOPROBE BORING LOCATION (P2ESA)
✕ - GEOPROBE BORING LOCATION (SEPTEMBER 2014)
◯ - STREET LIGHT

APPROXIMATE PROPERTY BOUNDRIES

BURIED ELECTRIC LINE

EASTON LAKE

ELETRICAL BOX

FORMER SEPTIC TANK AND DRAIN FIELD

WOODED GRASSY LOT

11TH DRIVE

S04

AREA OF UNSATURATED SOIL (BASED ON ALL TIME LOW WATERTABLE) CONTAMINATION EXCEEDING NR720 DIRECT CONTACT RCL'S

GRASS

AREA OF FORMER FUEL OIL AST 1265 GALLON

S05

GRASS

S01

G-2

S02

G-1 S03

AREA OF FORMER GASOLINE USTS:
1 1,500 GALLON
+1,000 GALLON

WOODED/GRASSY LOT

GRASS

COUNTY HIGHWAY A

FORMER DISPENSER ISLAND

AREA OF UNSATURATED SOIL (BASED ON ALL TIME LOW WATERTABLE) CONTAMINATION EXCEEDING NR720 GW RCL'S

RESIDENTIAL

B.3.a GEOLOGIC CROSS SECTION MAP

EASTON STORE (FORMER)

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WISCONSIN

DRAWN BY: JZ

DATE: 12/23/14

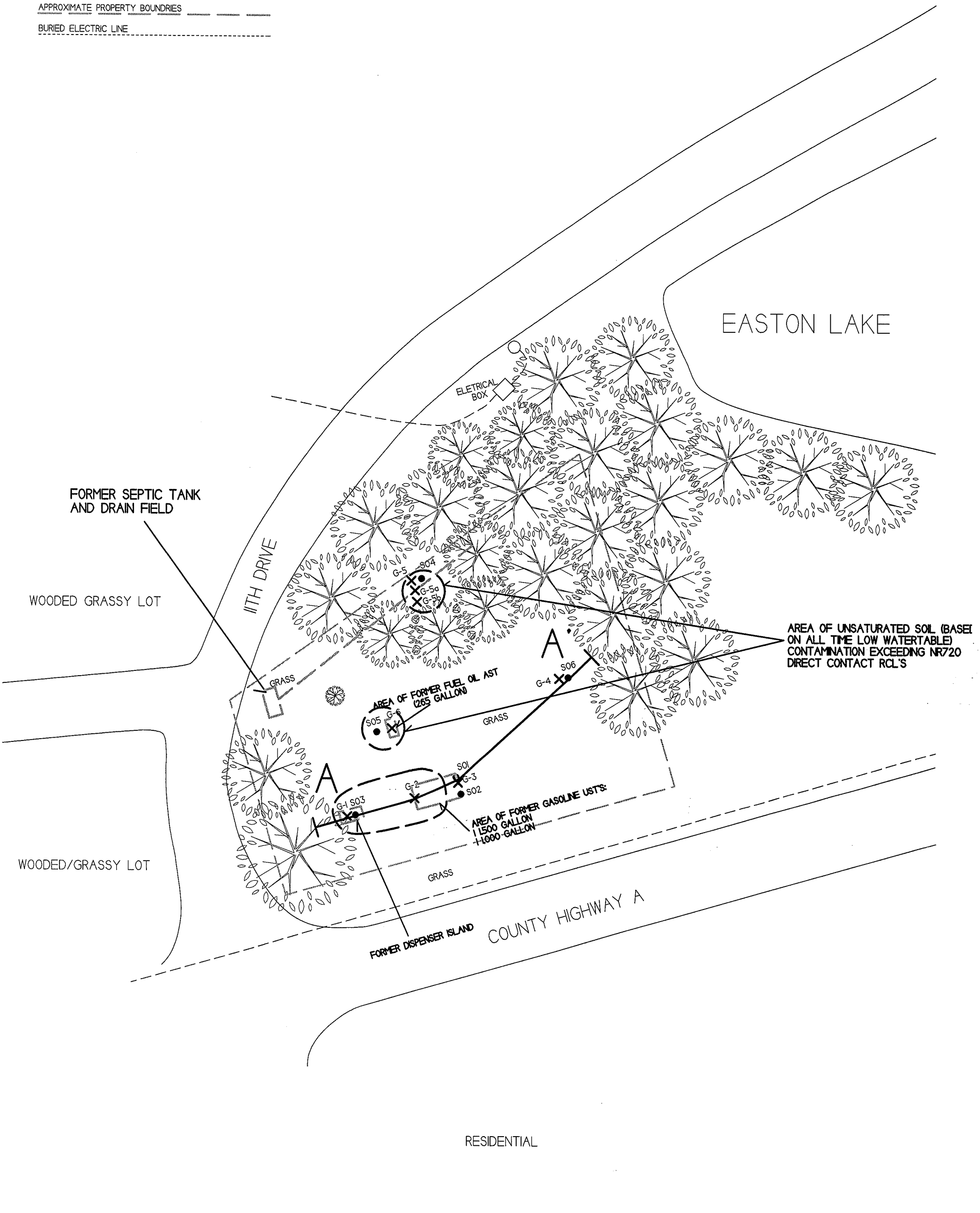
NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

SCALE:
1 INCH = 30 FEET
0 15 30

● - GEOPROBE BORING LOCATION (P2ESA)
✕ - GEOPROBE BORING LOCATION (SEPTEMBER 2014)
◯ - STREET LIGHT

APPROXIMATE PROPERTY BOUNDRIES

BURIED ELECTRIC LINE



B.3.a GEOLOGIC CROSS SECTION MAP - CLOSE

EASTON STORE (FORMER)

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EASTON,
WISCONSIN

DRAWN BY: JZ

DATE: 12/23/14

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

- ● - GEOPROBE BORING LOCATION (P2ESA)
- ✕ - GEOPROBE BORING LOCATION (SEPTEMBER 2014)
- ◯ - STREET LIGHT

APPROXIMATE PROPERTY BOUNDRIES

BURIED ELECTRIC LINE

SCALE:
1 INCH = 30 FEET
0 15 30

G-5a
G-5b
A
A'
S06
G-4
GRASS
AREA OF FORMER FUEL OIL AST
(265 GALLON)
S05
G-6
GRASS
S01
G-3
G-2
S02
G-1 S03
AREA OF FORMER GASOLINE UST'S:
1 1,500 GALLON
1 1,000 GALLON
GRASS

B.3.a GEOLOGIC CROSS SECTION FIGURE

EASTON STORE (FORMER)

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EASTON, WISCONSIN

DRAWN BY: JZ

DATE: 12/23/14

INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

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

GROUNDWATER SAMPLE RESULTS ARE PRESENTED IN PARTS PER BILLION (PPB).

NOTE: SOIL AND GROUNDWATER SAMPLE DATA IS BASED ON LABORATORY RESULTS FROM SAMPLES COLLECTED DURING THE: PHASE 2 ENVIRONMENTAL SITE ASSESSMENT (09/03/1997) GEOPROBE PROJECT - (9/30/2014)

SOIL AND GROUNDWATER DATA FROM 1997 IS PRESENTED IN GRAY TEXT

● - GEOPROBE BORING LOCATION

⊛ - GEOPROBE BORING SOIL SAMPLING LOCATION

▼ - WATERTABLE

PID - PHOTO IONIZATION DETECTOR
PVOC - PETROLEUM VOLATILE ORGANIC COMPOUNDS
B - BENZENE
E - ETHYLBENZENE
MTBE - METHYL-TERT-BUTYL-ETHER
N - NAPHTHALENE
T - TOLUENE
TMB - TRIMETHYLBENZENE
X - XYLENE

BROWN TO TAN TO GRAY FINE TO MEDIUM GRAINED SAND

BROWN CLAY

HORIZONTAL SCALE:
1 INCH = 10 FEET
0 10

VERTICAL SCALE:
1 INCH = 5 FEET
0 5

A WEST — A' EAST

920' MSL
915' MSL
910' MSL
905' MSL
900' MSL
895' MSL
890' MSL

AREA OF REMOVED UST'S:
1 1,500 GALLON
1 1,000 GALLON

GRASS | G-1/S03 | G-2 | G-3/S01 | GRASS | G-4/S06 | GRASS

G-1-1
3.5 FEET
10 PID

G-1-2
4-8 FEET
NO RECOVERY

S03-S
4 FEET
29.4 LEAD

G-1-3
12 FEET
0 PID

G-1-4
16 FEET
80 PID
0.0044 B
1.19 1,2,4-TMB
0.450 1,2,5 TMB

S03-W
16 FEET
4.1 B
27 E
76 T
59 1,2,4-TMB
138 X

G-1-5
20 FEET
30 PID

G-2-1
3.5 FEET
0 PID
NO PVOC DETECTS

G-2-2
8 FEET
0 PID

G-2-3
12 FEET
25 PID

G-2-4
13 FEET
280 PID
1.85 B
23.5 E
11.9 N
80 1,2,4 TMB
27.8 1,3,5-TMB
83.3 X

G-2-5
20 FEET
5 PID

G-3-1
3.5 FEET
0 PID
NO PVOC DETECTS

S01-S
6 FEET
2.3 N
2.7 1,2,4-TMB
4.0 1,3,5-TMB

G-3-2
8 FEET
0 PID

G-3-3
12 FEET
10 PID

S01-W
16 FEET
0.81 B
.21 E
11. N
32 T
.82 1,2,4-TMB
27 1,3,5-TMB
141 X

G-3-4
16 FEET
150 PID
NO PVOC DETECTS

G-3-5
20 FEET
0 PID

G-4-1
3.5 FEET
0 PID

S06-S
2 FEET
NO PVOC EXCEEDANCES

G-4-2
8 FEET
0 PID

G-4-3
12 FEET
0 PID

G-4-4
16 FEET
0 PID

S06-W
16 FEET
NO PVOC EXCEEDANCES

G-4-5
18 FEET
0 PID

G-1-W	S03-GW
<0.24 B	NS GRO
0.67 E	30 B
<0.23 MTBE	110 E
<1.7 N	NS MTBE
<0.69 T	4 N
<3.6 TMB	110 T
1.01-1.64 X	NS TMB
	3 X

G-2-W
<0.24 B
0.61 E
<0.23 MTBE
<1.7 N
<0.69 T
<3.6 TMB
0.870-1.50 X

G-3-W	S01-GW
<0.24 B	NS GRO
<0.55 E	7 B
<0.23 MTBE	19 E
<1.7 N	NS MTBE
<0.69 T	<1.7 N
<3.6 TMB	66 T
1.39-2.02 X	NS TMB
	66 X

G-4-W
<0.24 B
<0.55 E
<0.23 MTBE
<1.7 N
<0.69 T
<3.6 TMB
<1.32 X

GENERAL EXTENT OF PETROLEUM CONTAMINATION IN SOIL EXCEEDING NR720 GROUNDWATER RCL's

Documentation of Remedial Action (Attachment C)

DISCLAIMER

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

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

WISCONSIN
DEPT. OF NATURAL RESOURCES

D.I LOCATION MAP

EASTON STORE (FORMER)

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

EASTON,
WISCONSIN

DRAWN BY: JZ

DATE: 12/23/14

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

SCALE:
1 INCH = 30 FEET
0 15 30

● - GEOPROBE BORING LOCATION (P2ESA)
✕ - GEOPROBE BORING LOCATION (SEPTEMBER 2014)
◯ - STREET LIGHT

APPROXIMATE PROPERTY BOUNDRIES

BURIED ELECTRIC LINE

EASTON LAKE

ELETRICAL BOX

FORMER SEPTIC TANK AND DRAIN FIELD

11TH DRIVE

WOODED GRASSY LOT

G-5 S04 G-5a G-5b

AREA OF UNSATURATED SOIL (BASED ON ALL TIME LOW WATERTABLE) CONTAMINATION EXCEEDING NR720 DIRECT CONTACT RCL'S

G-4 S06

GRASS

AREA OF FORMER FUEL OIL AST (265 GALLON)

S05 G-6

S01 G-3 S02

G-2

G-1 S03

AREA OF FORMER GASOLINE UST'S:
1 1500 GALLON
1 1000-GALLON

WOODED/GRASSY LOT

GRASS

COUNTY HIGHWAY A

FORMER DISPENSER ISLAND

AREA OF UNSATURATED SOIL (BASED ON ALL TIME LOW WATERTABLE) CONTAMINATION EXCEEDING NR720 GW RCL'S

RESIDENTIAL

D.2. Brief Descriptions

CAP MAINTENANCE PLAN

January 14, 2015

Easton Store Former

Property Located at:

1163 County Highway A
Easton, Wisconsin 53910

FID # 701058490, WDNR BRRTS # 03-01-541633

Legal Description:

Lot One (1) of Adams County Certified Survey Map No. 2603, as recorded February 21, 1991 at 3:30 p.m., in Volume 9 of Surveys, Pages 366-367 as Document No. 328092, all being in the Town of Easton, Adams County, Wisconsin.

Parcel ID # 010-01328-0000

Introduction
This document is the Maintenance Plan for a grass cap at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing grass cover occupying the area over the contaminated soil.

More site-specific information about this property may be found in:

- The case file in the DNR West Central regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imfApplyTheme.jsp?index=1; and
- The DNR project manager for Adams County

Description of Contamination
Unsaturated soil contaminated by Lead, Benzo(a) anthrocene, Benzo(a) pyrene, Benzo(b) fluroanthene, Chrysene, Dibenzo(a,h) anthracene, and Indeno(1,2,3-cd) pyrene is located at a depth of 2-4 feet below ground surface (bgs) in the area of soil borings S04 and S05. The extent of the soil contamination is shown on the attached map (Attachment D.1.).

D.3. Description of Maintenance Actions

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the soil contamination hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the grass cap overlying the contaminated soil is removed or replaced, the replacement barrier must be at least equally suitable to prevent direct contact. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the grass cap, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where the grass cap is required as shown on the attached map, unless prior written approval has been obtained from the WDNR: 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; or 6) construction or placement of a building or other structure.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Description of the Cover to be Maintained

The cap consists of grass, which covers the area of NR720 Direct Contact RCL exceedances, as shown on the attached map (Attachment D.1.).

Cover Purpose

The grass over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health.

Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The grass cover overlying the contaminated soil, as depicted in Attachment D.1., will be inspected once a year, normally in the spring after all snow and ice is gone, for erosion and other potential problems that can cause exposure to the underlying contaminated soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Attachment D.4., Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

D.4 Inspection Log

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
Easton Store Former	03-01-541633

Inspections are required to be conducted (see closure approval letter):

- (●) annually
- ( ) semi-annually
- ( ) other – specify ____________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N
		☐ monitoring well ☐ cover/barrier ☐ vapor mitigation system ☐ other:			◯ Y ◯ N	◯ Y ◯ N

D.5. Contact Information

Contact Information

Current Site Owner and Operator:
Kenneth Wagner
Adams County Corporation Council
P.O. Box 450
Friendship, Wisconsin 53934
(608) 339-4292

Signature: _____
(DNR may request signature of affected property owners, on a case-by-case basis)

Consultant:
METCO
Ron Anderson
709 Gillette Street, Suite 3
La Crosse, WI 54603
(608) 781-8879

WDNR:
Dee Lance
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
(715) 421-7862

D.6 Photographs

03-01-541633
BRRTS No.

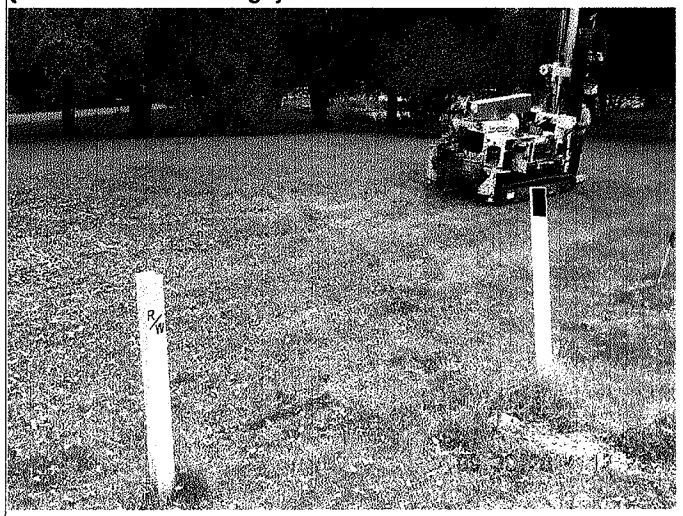
Easton Store Former
Activity (Site) Name

Continuing Obligations Inspection and Maintenance Log
Form 4400-305 (2/14)

{Click to Add/Edit Image} Date added: 01/22/2015

Title: Easton Store Former (facing east)

{Click to Add/Edit Image} Date added: 01/22/2015



Title: Easton Store (facing northeast)

{Click to Add/Edit Image} Date added: 01/22/2015

Title: Easton Store (facing north)

{Click to Add/Edit Image} Date added: 01/22/2015

Title: Easton Store (facing south)

Attachment E/Monitoring Well Information

No monitoring wells were installed as part of the site investigation.

Attachment F/Notification to Owners of Impacted Properties

It does not appear that soil contamination exceeding the NR720 Soil RCLs or NR140 Enforcement Standards has migrated onto any adjacent properties or road right of way.

Attachment G/Source Legal Documents

G.1 Deeds – Source Property and Other Impacted Properties

G.2 Certified Survey Map

G.3 Verification of Zoning

G.4 Signed Statement

UNOFFICIAL COPY

G.1 Deed - Source Property

Document Number	Document Name
	State Bar of Wisconsin Form 3-2003 **QUIT CLAIM DEED**

509196

Recorded-Adams County WI
Register of Deeds Office-
Jodi M. Helgeson-Register

APR 0 3 2013

Time: 12:25pm
Recording Fee: 30.00
Transfer Fee: EXEMPT 2
# of Pages: 1
Receipt # 3405

Recording Area

Name and Return Address
John R. Albert
Adams County Corporation Counsel
P.O. Box 450
Friendship, WI 53934

THIS DEED, made between Town of Easton, a Wisconsin municipal corporation, ("Grantor," whether one or more), and Adams County, a Wisconsin quasi-municipal corporation, ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Adams County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot One (1) of Adams County Certified Survey Map No. 2603, as recorded February 21, 1991 at 3:30 p.m., in Volume 9 of Surveys, Pages 366-367 as Document No. 328092, all being in the Town of Easton, Adams County, Wisconsin.

EXEMPT 2 FROM FEE AND FORM

010-01328-0000
Parcel Identification Number (PIN)

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

Dated February 21, 2013

Town of Easton, a Wisconsin municipal corporation

* _____ (SEAL)

* Daniel Breene, Town Chair (SEAL)

* _____ (SEAL)

* Judith Bieri, Town Clerk (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

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

THIS INSTRUMENT DRAFTED BY:
Daniel Breene, Chair
Town of Easton

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
ADAMS COUNTY)

Personally came before me on February 21, 2013, the above-named Daniel Breene, Easton Town Chair and Judith Bieri, Easton Town Clerk, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Barbara Waugh
* Deputy Clerk
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: Jan 9, 2017)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

* Type name below signatures.

G.2 Certified Survey Map

UNOFFICIAL COPY

FEB 1991
APPROVED
Adams County Planning and Zoning Department

PROJECT NO. 331077
CLIENT: Dale Dent
STREET:
CITY:

M.S.A. FILE NO.

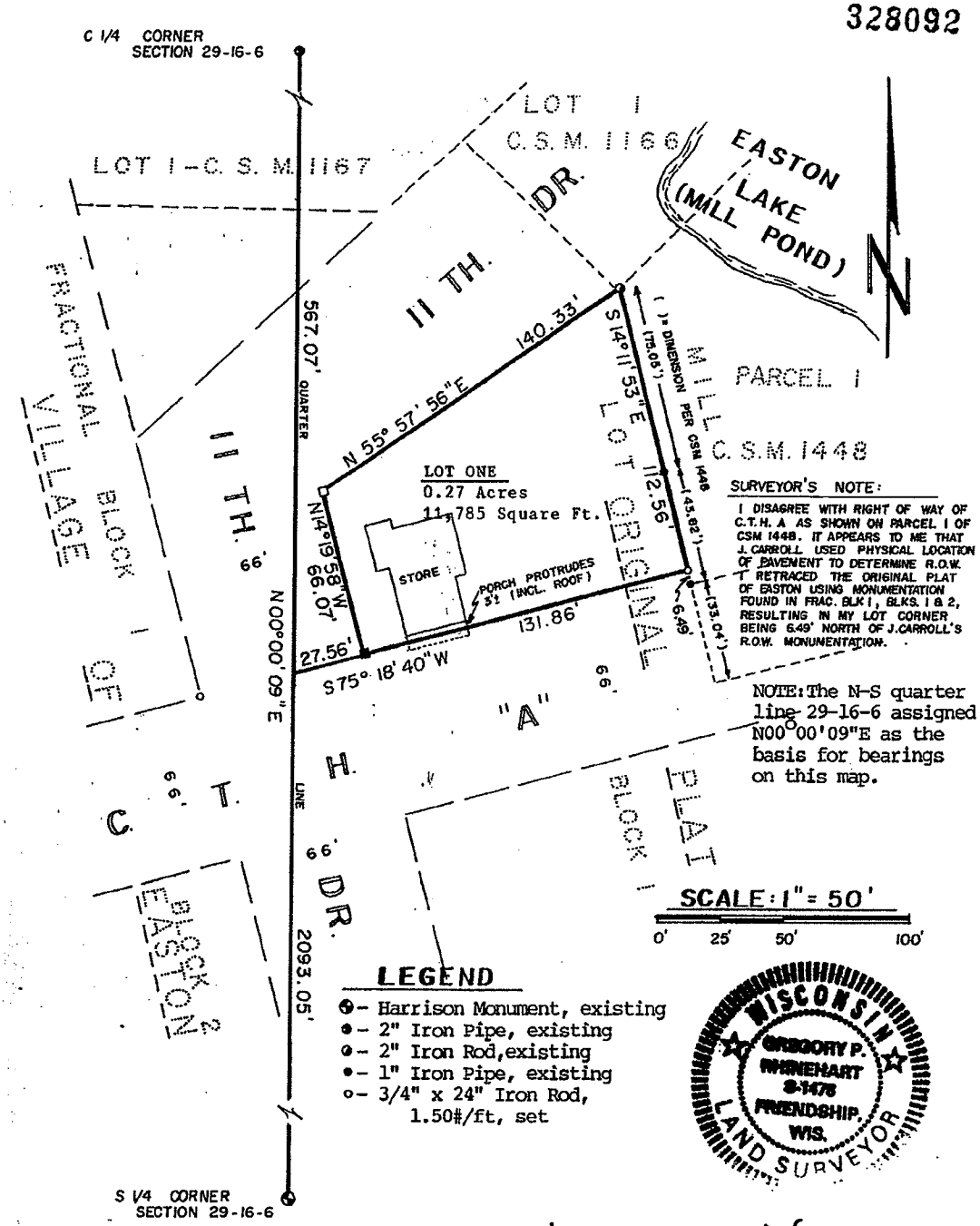
SHEET 1 OF 2
SIDE 1 OF 2

MID-STATE ASSOCIATES INC. FRIENDSHIP, WISCONSIN 53934

ADAMS COUNTY CERTIFIED SURVEY MAP NO. 2603

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE MILL LOT OF THE ORIGINAL PLAT OF EASTON, ALL BEING IN SECTION 29, TOWN 16 NORTH, RANGE 6 EAST, TOWN OF EASTON, ADAMS COUNTY, WISCONSIN.

328092



SURVEYOR'S NOTE:
I DISAGREE WITH RIGHT OF WAY OF C.T.H. A AS SHOWN ON PARCEL 1 OF CSM 1448. IT APPEARS TO ME THAT J. CARROLL USED PHYSICAL LOCATION OF PAVEMENT TO DETERMINE R.O.W. I RETRACED THE ORIGINAL PLAT OF EASTON USING MONUMENTATION FOUND IN FRAC. BLK 1, BLKS. 1 & 2, RESULTING IN MY LOT CORNER BEING 6.49' NORTH OF J.CARROLL'S R.O.W. MONUMENTATION.

NOTE: The N-S quarter line 29-16-6 assigned N00°00'09"E as the basis for bearings on this map.

SCALE: 1" = 50'
0' 25' 50' 100'

LEGEND
- ⊕ – Harrison Monument, existing
- ● – 2" Iron Pipe, existing
- ◎ – 2" Iron Rod, existing
- • – 1" Iron Pipe, existing
- o – 3/4" x 24" Iron Rod, 1.50#/ft, set

WISCONSIN GREGORY P. RHINEHART S-1476 FRIENDSHIP, WIS. LAND SURVEYOR

SURVEYOR'S CERTIFICATE ON SIDE 2

Gregory P. Rhinehart 2/21/91

DRAWN BY S.SORENSEN
MSA FB.A-F 33 PG. 6

VOL. 9 PG. 366
MSA
#10chg

SURVEYOR'S CERTIFICATE

I, Gregory P. Rhinehart, Registered Land Surveyor, hereby certify;

That I have surveyed and mapped part of the Northwest Quarter of the Southeast Quarter and part of the Mill Lot of the Original Plat of Easton, all being in Section 29, Town 16 North, Range 6 East, Town of Easton, Adams County, Wisconsin, bounded and described as follows;

Commencing at the south quarter corner of said Section 29, thence N00°00'09"E 2093.05 feet along the quarter line, thence N75°18'40"E 27.56 feet to the point of beginning, thence N14°19'58"W 66.07 feet, thence N55°57'56"E 140.33 feet, thence S14°11'53"E 112.56 feet, thence S75°18'40"W 131.86 feet to the point of beginning;

That such map is a correct representation of the exterior boundaries of lands surveyed;

That I have made such survey and map at the direction of Dale Dent;

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Section AE 7 of the Wisconsin Administrative Code and the Adams County Subdivision Ordinance in surveying and mapping the same.

Feb. 21, 1991

Gregory P. Rhinehart RLS 1478

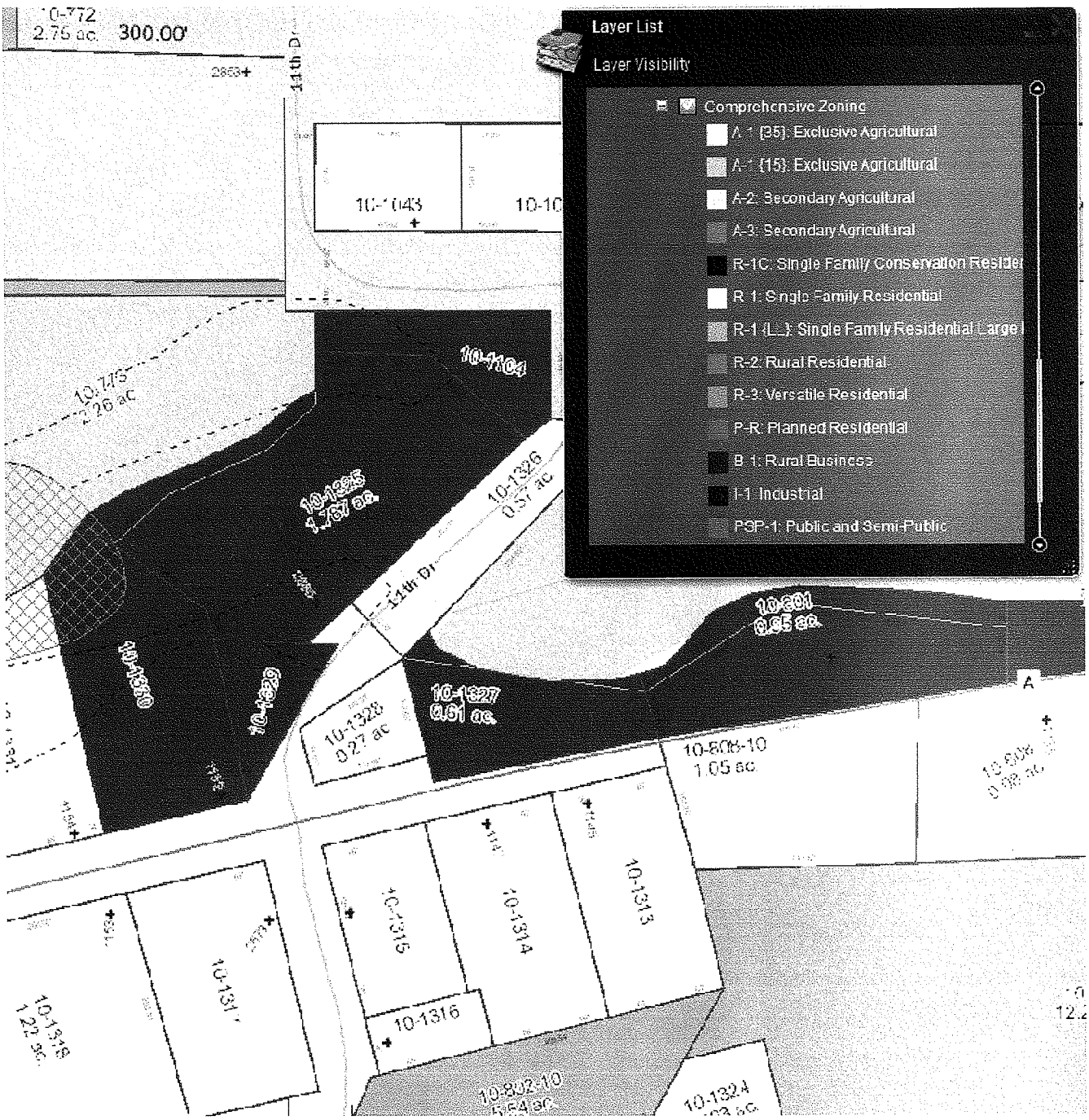
REGISTER'S OFFICE } SS
ADAMS COUNTY WI
RECEIVED FOR RECORD

FEB 21 1991
AT 3:20 P.M IN VOL 9
OF Surveys PAGE 366-367
Alma J Huber REGISTER

WISCONSIN
GREGORY P. RHINEHART
S-1478
FRIENDSHIP, WIS.
LAND SURVEYOR

VOL. 9 PG. 367

G.3 Verification of Zoning



G.4. Signed Statement

WDNR BRRTS Case #: 03-01-541633

WDNR Site Name: Easton Store

Geographic Information System (GIS) Registry of Closed Remediation Sites

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

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

Responsible Party:

Kenneth M. Wagner, Adams County Corporation Counsel

(print name/title)

(signature) 4/15/15 (date)