

Source Property Information

BRRTS #:	02-35-557756	CLOSURE DATE:	02/16/2016
ACTIVITY NAME:	Radlinger Property	FID #:	735037930
PROPERTY ADDRESS:	401 South Park Street, Merrill	DATCP #:	
MUNICIPALITY:	Merrill	PECFA#:	54452268001A
PARCEL ID #:	25131061320120		

***WTM COORDINATES:**

X: 545119 Y: 522882

** 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:

- | | |
|---|--|
| <input type="checkbox"/> Groundwater Contamination > ES (236) | <input checked="" type="checkbox"/> Soil Contamination > *RCL or **SSRCL (232) |
| <input type="checkbox"/> Contamination in ROW | <input type="checkbox"/> Contamination in ROW |
| <input type="checkbox"/> Off-Site Contamination | <input type="checkbox"/> Off-Site Contamination |

Site Specific Obligations:

- | | |
|--|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220)
<i>(note: soil contamination concentrations
between non-industrial and industrial levels)</i> | <input checked="" type="checkbox"/> Cover or Barrier (222) |
| <input checked="" type="checkbox"/> Structural Impediment (224) | <input checked="" type="checkbox"/> Direct Contact |
| <input type="checkbox"/> Site Specific Condition (228) | <input type="checkbox"/> Soil to GW Pathway |
| | <input type="checkbox"/> Vapor Mitigation (226) |
| | <input type="checkbox"/> Maintain Liability Exemption (230)
<i>(note: local government unit or economic
development corporation was directed to
take a response action)</i> |

Soil contamination on source property only. GW >PALs on source only-NR 140 exemption

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

- Yes No N/A

* Residual Contaminant Level
** Site Specific Residual Contaminant Level



May 13,, 2016

Rick Granato
1705 Mathews Street
Merrill, WI 54452

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Radlinger Property, 401 South Park St, Merrill, Wisconsin
DNR BRRTS Activity # 02-35-557756
FID # 735037930

Dear Mr. Granato:

The Department of Natural Resources (DNR) considers the Radlinger Property 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

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 Northern Region Closure Committee reviewed the request for closure on February 16, 2016. The DNR Northern Region Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for remaining actions needed was issued by the DNR on March 3, 2016, and documentation that the conditions in that letter were met was received on April 4, 2016.

The Property has been used for bulk petroleum storage since the 1930s. The current bulk storage facility was constructed in 2001 and consists of a 17, 000 gallon fuel oil above ground storage tank (AST) and three 3,500 gallon ASTs (fuel oil, diesel and gasoline). An investigation of a spill in 2005 determined that pre-existing contamination was present from the historic use of the Property as a bulk plant. Six ASTs were removed in 2001 (2- 15,000 diesel, a 14,750 gallon diesel, a 17,000 gallon fuel oil, a 17, 000 gallon gasoline and an 11,400 gallon gasoline). Groundwater contamination exceeding NR 140 Preventative Action Levels (PALs) remains onsite under the former AST systems location near monitoring well #6. Soil contamination for naphthalene, lead, ethylbenzene and xylenes exceeding NR720 Residual Contaminant Levels (RCLs) is present near the existing UST pad and under the current building and to the west towards the loading doc. Soil contamination for benzo (a) pyrene and lead exceeding direct contact (0-4' levels) is present near MW-2 and B-5. The Property is zoned industrial. Continuing obligations are meant to address any potential exposure to residual contamination.

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

Continuing Obligations

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Soil cover must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.
- If a structural impediment that obstructed a complete site investigation and/or cleanup is removed or modified, additional environmental work must be completed.

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 is attached and may also 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 Northern Regional DNR office, at 107 Sutliff Avenue, Rhineland, WI 54501. This letter and information that was submitted with your closure request application, including any maintenance plan and 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 soil cover is required, as shown on the attached map, labeled Location Map, Figure D2, dated October 16, 2013, submitted by Metco, 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;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- 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.

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 and the attached maintenance plan is 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 and inspection reports (if required) in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
Carrie Stoltz-Project Manager
107 Sutliff Avenue
Rhineland, WI 54501

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains greater than non-industrial direct contact levels by monitoring well #2 and B-5 as indicated on the attached map, Figure B.2.b, Residual Soil Contamination, submitted by Metco and dated October 16, 2013. Soil contamination remains greater than groundwater Residual Contaminant Levels (RCLs) by AB-1 and B-3, B-4, HS-1 and HS-2 .. If soil in the specific locations described above is excavated in the future; the property owner 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 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 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, Figure D2 Location Map, prepared by Metco and dated October 16, 2013 shall be maintained in compliance with the attached Cap Maintenance Plan, Figure D.1, submitted by Metco and dated October 26, 2015, in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

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 Continuing Obligations Inspection and Maintenance Log (DNR form 4400-305) are to be kept up-to-date and on-site. Inspections shall be conducted annually, in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Structural Impediments (s. 292.12 (2) (b), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)
The remaining building as shown on the attached map, Figure B.2.b Residual Soil Contamination, , dated October 16, 2013, submitted by Metco, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment is to be removed, the property owner shall notify the DNR at least 45 days before removal, and conduct an investigation of the degree and extent of lead contamination below the structural impediment. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates that for benzene at MW 6, contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

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

PECFA Reimbursement

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

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

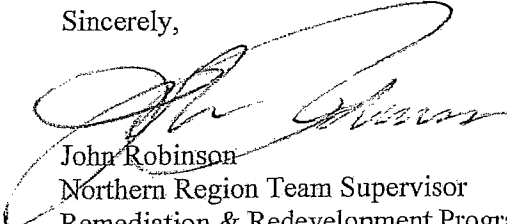
In Closing

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

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, 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 Carrie Stoltz at (715) 365-8942, or at Carrie.Stoltz@Wisconsin.gov

Sincerely,



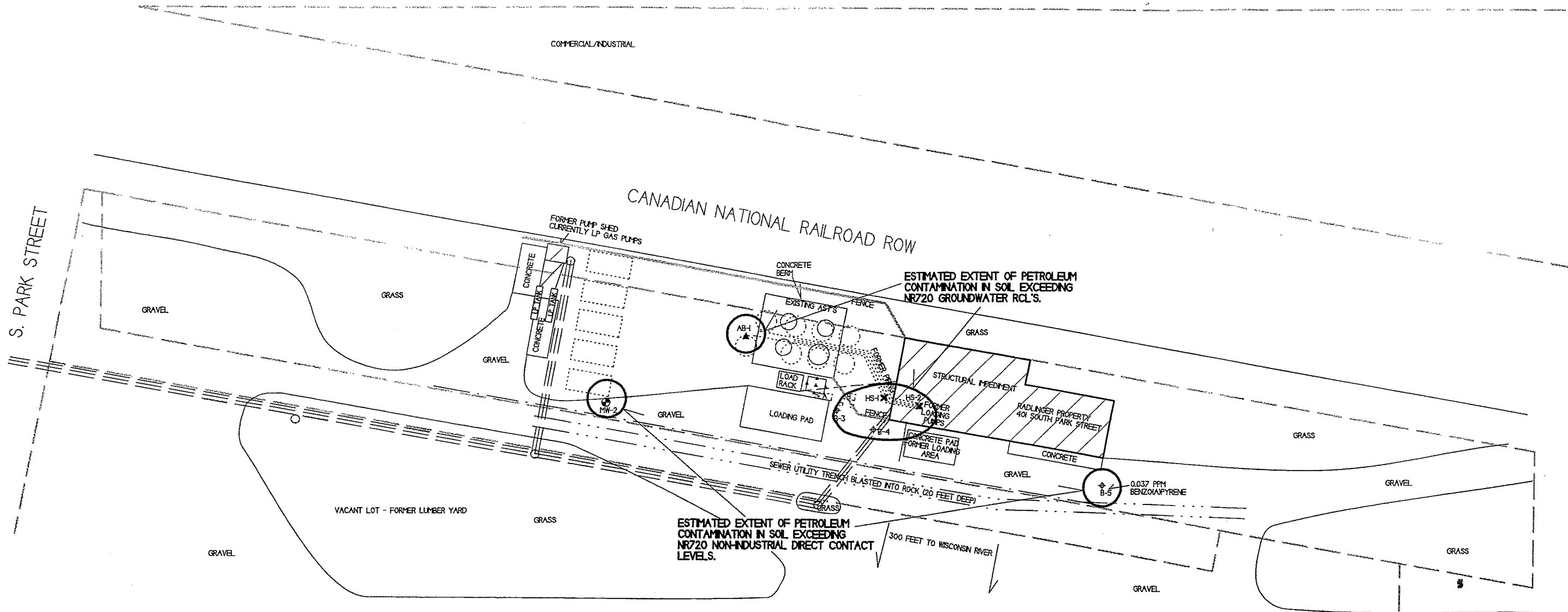
John Robinson
Northern Region Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Figure B.2.b Residual Soil Contamination, dated October 16, 2013
- Figure D2 Location Map, , dated October 16, 2013
- Figure D.1 Cap Maintenance Plan, , dated October 26, 2015
- Continuing Obligations Inspection and Maintenances Log, DNR Form #4400-305
- RR 819 Continuing Obligations for Environmental Protection

cc: Jason Powell-Metco, 709 Gillette Street, Suite 3, La Crosse, WI 54603
Carrie Stoltz, DNR Rhinelander
Bill Phelps, DG/5

LOGAN AVENUE

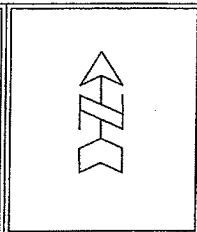


B.2b RESIDUAL SOIL CONTAMINATION RADLINGER PROPERTY

709 GILLETTE ST. STE 3
LA CROSSE, WI 54603
Tel: (608) 781-8875
Fax: (608) 781-8883

MERRILL, WISCONSIN
DRAWN BY: ED
DATE: 10/16/2003

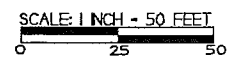
METCO
Environmental Services



- ⊕ - SOIL BORING LOCATION (FERMANCH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANCH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ⊠ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊙ - MONITORING WELL LOCATION
- - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS
- - FORMER OIL PUMP HOUSE BASED ON SANBORN MAPS
- ▭ - FORMER AST LOCATIONS (HORIZONTAL) BASED ON SANBORN MAPS AND AERIAL PHOTOGRAPHY

NOTE: SOIL BORINGS MW-2, B-5, HS-1 AND HS-2 SHOWED LEAD EXCEEDANCES ONLY.

- ⊠: - FORMER AST (UNKNOWN CONTENTS) BASED ON FERMANCH OIL INVESTIGATION
- ⊠: - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANCH OIL INVESTIGATION
- ⊠: - FORMER PUMP LOCATION BASED ON FERMANCH OIL INVESTIGATION
- ⊠: - FORMER PIPE FILL VALVES BASED ON FERMANCH OIL INVESTIGATION
- ≡ ≡ ≡ - OVERHEAD ELECTRIC LINE



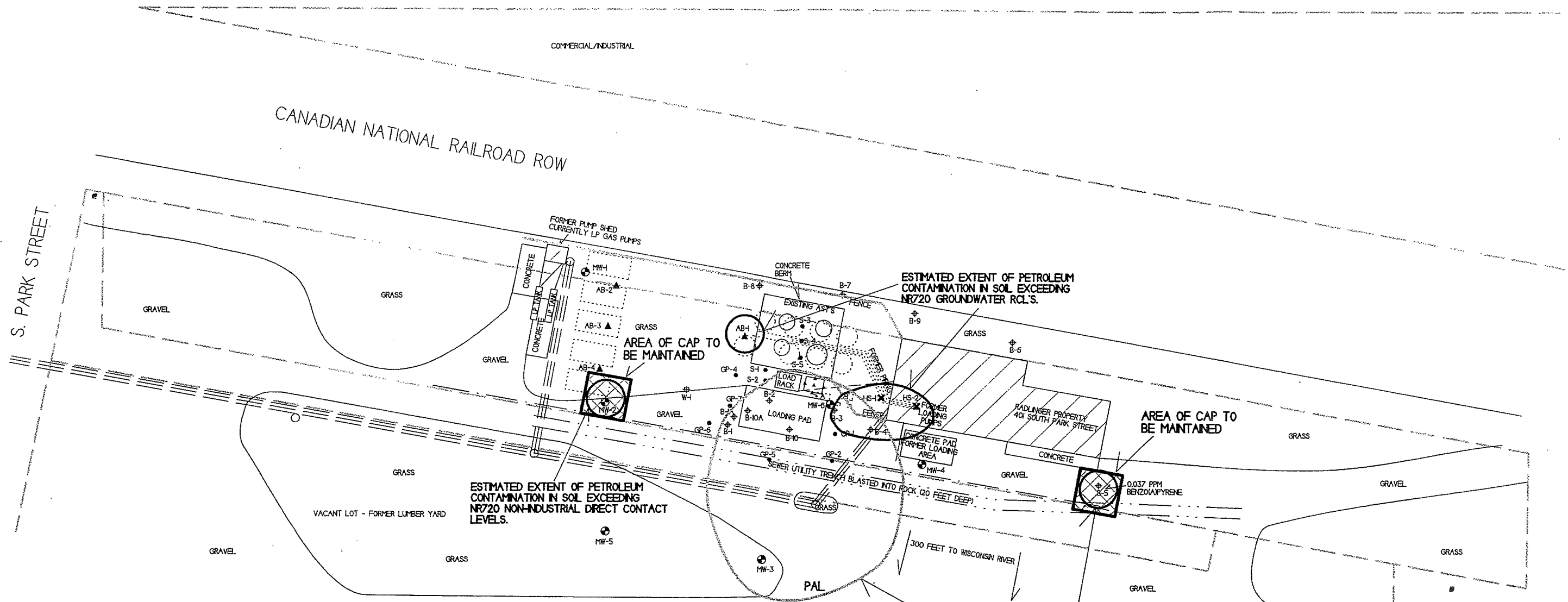
NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

LOGAN AVENUE

COMMERCIAL/INDUSTRIAL

CANADIAN NATIONAL RAILROAD ROW

S. PARK STREET



D.2 LOCATION MAP

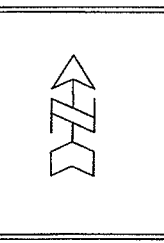
RADLINGER PROPERTY

709 OLLETTE ST. STE 3
LA CROSSE, WI 54603
Tel: (608) 781-8079
Fax: (608) 781-8083

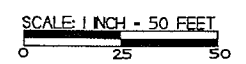
MERRILL, WISCONSIN

DRAWN BY: ED
DATE: 10/08/2003

METCO
Liability through experience



- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANICH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ⊕ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS
- - FORMER OIL PUMP HOUSE BASED ON SANBORN MAPS
- - FORMER AST LOCATIONS (HORIZONTAL) BASED ON SANBORN MAPS AND AERIAL PHOTOGRAPHY
- ⊕ - FORMER AST (UNKNOWN CONTENTS) BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - FORMER PUMP LOCATION BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - FORMER PIPE FILL VALVES BASED ON FERMANICH OIL INVESTIGATION
- ≡ ≡ ≡ - OVERHEAD ELECTRIC LINE



ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT (PAL) VALUES.

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN SOIL EXCEEDING NR720 NON-INDUSTRIAL DIRECT CONTACT LEVELS.

NOTE: SOIL BORINGS MW-2, HS-1 AND HS-2 SHOWED LEAD EXCEEDANCES ONLY.

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

D.1 Description of Maintenance Action(s)

CAP MAINTENANCE PLAN

February 10, 2016

Property Located at:
401 South Park Street
Merrill, WI 54452

WDNR BRRTS# 02-35-557756

TAX KEY# 25131061320120

Introduction

This document is the Maintenance Plan for a gravel/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 cap occupying the area over some of the contaminated soil plumes on-site.

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

- The case file in the DNR Northern regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites):
<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination and
- The DNR project manager for Lincoln County.

Description of Contamination

Soil contaminated by Polynuclear Aromatic Hydrocarbons (PAHs) is located at a depth of 3.5-5 feet below ground surface (bgs) in the area of soil boring B-5, off of the southeast corner of the on-site building. Soil contaminated by Lead is located at a depth of 3.5 feet bgs in the area of the former AST systems (MW-2) to the southeast of the former pump shed. The extent of the soil contamination is shown on Attachment D.2.

Description of the Cap to be maintained

The Cap areas consist of a gravel encompassing B-5, and approximately 1-2 feet of clean soil covered with gravel/grass encompassing soil boring MW-2 (sample at 3.5 feet bgs), as shown on Attachment D.2.

Cover Barrier Purpose

The gravel/grass cap over the contaminated soil serves 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 gravel/grass cap overlying the contaminated soil and as depicted in Attachment D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration and other potential problems that can cause exposure to underlying 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 Form 4400-305 Continuing Obligations and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. 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.

Note: The WDNR may, in some instances, require in the case closure letter that the inspection log be submitted at least annually after every inspection. If the case closure letter requires that, then a copy of the inspection log must be submitted to the WDNR at least annually after every inspection.

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 direct contact exposure 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 gravel/grass cap overlying the contaminated soil plume is removed or replaced, the replacement barrier must be equally impervious. 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 gravel/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 gravel/grass cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 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.

Contact Information

October 2015

Current Site Owner and Operator:

Rick Granato
1705 Mathews St.
Merrill, WI 54452
(715)-536-1740

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:

Carrie Stoltz
107 Sutliff Ave.
Rhineland, WI 54501
(715) 365-8942

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) Page 1 of 2

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 Radlinger Property	BRRTS No. 02-35-557756
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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?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N



Continuing Obligations for Environmental Protection

Responsibilities of Wisconsin Property Owners

PUB-RR-819

November 2013

This fact sheet is intended to help property owners understand their legal requirements under s. 292.12, Wis. Stats., regarding continuing obligations that arise due to the environmental condition of their property.

The term “continuing obligations” refers to certain actions for which property owners are responsible following a completed environmental cleanup. They are sometimes called environmental land use controls or institutional controls. These legal obligations, such as a requirement to maintain pavement over contaminated soil, are most often found in a cleanup approval letter from the state.

Less commonly, a continuing obligation may apply where a cleanup is not yet completed but a cleanup plan has been approved, or at a property owned by a local government that is exempt from certain cleanup requirements.

What Are Continuing Obligations?

Continuing obligations are legal requirements designed to protect public health and the environment in regard to contamination that remains on a property.

Continuing obligations still apply after a property is sold. Each new owner is responsible for complying with the continuing obligations.

Background

Wisconsin, like most states, allows some contamination to remain after cleanup of soil or groundwater contamination (residual contamination). This minimizes the transportation of contamination and reduces cleanup costs while still ensuring that public health and the environment are protected.

The Department of Natural Resources (DNR), through its Remediation and Redevelopment (RR) Program, places sites or properties with residual contamination on a public database in order to provide notice to interested parties about the residual contamination and any associated continuing obligations. Please see the “Public Information” section on page 3 to learn more about the database. (Prior to June 3, 2006, the state used deed restrictions recorded at county courthouses to establish continuing obligations, and those deed restrictions have also been added into the database.)



Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search “brownfield”



Types of Continuing Obligations

1. Manage Contaminated Soil that is Excavated

If the property owner intends to dig up an area with contaminated soil, the owner must ensure that proper soil sampling, followed by appropriate treatment or disposal, takes place. Managing contaminated soil must be done in compliance with state law and is usually done under the guidance of a private environmental professional.

2. Manage Construction of Water Supply Wells

If there is soil or groundwater contamination and the property owner plans to construct or reconstruct a water supply well, the owner must obtain prior DNR approval to ensure that well construction is designed to protect the water supply from contamination.

Other Types of Continuing Obligations

Some continuing obligations are designed specifically for conditions on individual properties. Examples include:

- keeping clean soil and vegetation over contaminated soil;
- keeping an asphalt “cover” over contaminated soil or groundwater;
- maintaining a vapor venting system; and
- notifying the state if a structural impediment (e.g. building) that restricted the cleanup is removed. The owner may then need to conduct additional state-approved environmental work.

It is common for properties with approved cleanups to have continuing obligations because the DNR generally does not require removal of all contamination.

Property owners with the types of continuing obligations described above will find these requirements described in the state’s cleanup approval letter or cleanup plan approval, and *must*:

- comply with these property-specific requirements; and
- obtain the state’s permission before changing portions of the property where these requirements apply.

The requirements apply whether or not the person owned the property at the time that the continuing obligations were placed on the property.

Changing a Continuing Obligation

A property owner has the option to modify a continuing obligation if environmental conditions change. For example, petroleum contamination can degrade over time and property owners may collect new samples showing that residual contamination is gone. They may then request that DNR modify or remove a continuing obligation. Fees are required for DNR’s review of this request and for processing the change to the database (\$1050 review fee, \$300/\$350 database fee). Fees are subject to change; current fees are found in Chapter NR 749, Wis. Adm. Code, on the web at www.legis.state.wi.us/rsb/code/nr/nr749.pdf.

Public Information

The DNR provides public information about continuing obligations on the Internet. This information helps property owners, purchasers, lessees and lenders understand legal requirements that apply to a property. DNR has a comprehensive database of contaminated and cleaned up sites, *BRRTS on the Web*. This database shows all contamination activities known to DNR. Site specific documents are found under the *Documents* section. The information includes maps, deeds, contaminant data and the state's closure letter. The closure letter states that no additional environmental cleanup is needed for past contamination and includes information on property-specific continuing obligations. If a cleanup has not been completed, the state's approval of the remedial action plan will contain the information about continuing obligations.

Properties with continuing obligations can generally be located in DNR's *GIS Registry*, part of the *RR Sites Map*. *RR Sites Map* provides a map view of contaminated and cleaned up sites, and links to *BRRTS on the Web*.

If a completed cleanup is shown in *BRRTS on the Web* but the site documents cannot be found in the Documents section, DNR's closure letter can still be obtained from a regional office. For assistance, please contact a DNR Environmental Program Associate (see the RR Program's Staff Contact web page at dnr.wi.gov/topic/Brownfields/Contact.html).

BRRTS on the Web and
RR Sites Map are part of
CLEAN
(the Contaminated Lands
Environmental Action Network) at
dnr.wi.gov/topic/Brownfields/clean.html

Off-Site Contamination: When Continuing Obligations Cross the Property Line

An off-site property owner is someone who owns property that has been affected by contamination that moved through soil, sediment or groundwater from another property. Wisconsin law, s. 292.13, Wis. Stats., provides an exemption from environmental cleanup requirements for owners of "off-site" properties. The DNR will generally not ask off-site property owners to investigate or clean up contamination that came from a different property, as long as the property owner allows access to his or her property so that others who are responsible for the contamination may complete the cleanup.

However, off-site property owners are legally obligated to comply with continuing obligations on their property, even though they did not cause the contamination. For example, if the state approved a cleanup where the person responsible for the contamination placed clean soil over contamination on an off-site property, the owner of the off-site property must either keep that soil in place or obtain state approval before disturbing it.

Property owners and others should check the *Public Information* section above if they need to:

- determine whether and where continuing obligations exist on a property;
- review the inspection, maintenance and reporting requirements, and
- contact the DNR regarding changing that portion of the property. The person to contact is the person that approved the closure or remedial action plan.

Option for an Off-Site Liability Exemption Letter

In general, owners of off-site properties have a legal exemption from environmental cleanup requirements. This exemption does not require a state approval letter. Nonetheless, they may request a property-specific liability exemption letter from DNR if they have enough information to show that the source of the contamination is not on their property. This letter may be helpful in real estate transactions. The fee for this letter is \$700 under Chapter NR 749, Wis. Adm. Code. For more information about this option, please see the RR Program's Liability web page at dnr.wi.gov/topic/Brownfields/Liability.html.

Legal Obligations of Off-Site Property Owners

- Allow access so the person cleaning up the contamination may work on the off-site property (unless the off-site owner completes the cleanup independently).
- Comply with any required continuing obligations on the off-site property.

Required Notifications to Off-Site Property Owners

1. The person responsible for cleaning up contamination must notify affected property owners of any proposed continuing obligations on their off-site property **before** asking the DNR to approve the cleanup. This is required by law and allows the off-site owners to provide the DNR with any technical information that may be relevant to the cleanup approval.

When circumstances are appropriate, an off-site neighbor and the person responsible for the cleanup may enter into a "legally enforceable agreement" (i.e. a contract). Under this type of private agreement, the person responsible for the contamination may also take responsibility for maintaining a continuing obligation on an off-site property. This agreement would not automatically transfer to future owners of the off-site property. The state is not a party to the agreement and can not enforce it.

2. If a cleanup proposal that includes off-site continuing obligations is approved, DNR will send a letter to the off-site owners detailing the continuing obligations that are required for their property. Property owners should inform anyone interested in buying their property about maintaining these continuing obligations. For residential property, this would be part of the real estate disclosure obligation.

More Information

For more information, please visit the RR Program's Continuing Obligations web site at dnr.wi.gov/topic/Brownfields/Residual.html.

For more information about DNR's Remediation and Redevelopment Program, see our web site at dnr.wi.gov/org/aw/rr/. This document contains information about certain state statutes and administrative rules but does not include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

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. 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.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information			
BRRTS No.	VPLE No.		
02-35-557756			
Parcel ID No.			
25131061320120			
FID No.	WTM Coordinates		
735037930	X	Y	
	545119	522882	
BRRTS Activity (Site) Name	WTM Coordinates Represent:		
Radlinger Property	<input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center		
Site Address	City	State	ZIP Code
401 South Park St.	Merrill	WI	54452
Acres Ready For Use	1.04		

Responsible Party (RP) Name
Rick Granato
Company Name

Mailing Address	City	State	ZIP Code
1705 Mathews St	Merrill	WI	54452
Phone Number	Email		
(715) 536-1740	rgranato@charter.net		

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

Environmental Consultant Name
Ron Anderson
Consulting Firm
METCO

Mailing Address	City	State	ZIP Code
709 Gillette Street, Suite 3	La Crosse	WI	54603
Phone Number	Email		
(608) 781-8879	rona@metcohq.com		

Fees and Mailing of Closure Request

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

<input checked="" type="checkbox"/> \$1,050 Closure Fee	<input checked="" type="checkbox"/> \$300 Database Fee for Soil
<input type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)	Total Amount of Payment \$ <u>\$1,350.00</u>
	<input type="checkbox"/> Resubmittal, Fees Previously Paid

- 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 portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will 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 Radlinger Property, 401 S. Park St., is located at the SW 1/4, SE 1/4, Section 12, Township 31 North, Range 6 East, in the City of Merrill, Lincoln County, WI. The subject property is bound by S. Park Street to the west, the Canadian National Railroad right of way to the north and east, and a vacant industrial parcel to the south.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
The Radlinger Property has been used for bulk petroleum storage since at least the 1930's. The current bulk storage facility was constructed in 2001 and consists of a 17,000-gallon fuel oil AST and three 3,500-gallon ASTs (fuel oil, diesel, and gasoline). Prior to this, a bulk storage facility existed in this same location. The original bulk plant was installed in the 1950's and the State of Wisconsin tank database indicates that six of the ASTs were removed in 2001. The ASTs removed in 2001 consisted of two 15,000-gallon diesel, a 14,750-gallon diesel, a 17,000-gallon fuel oil, 17,000-gallon gasoline, and a 11,400-gallon gasoline. A 1,000 gallon gasoline UST also existed at this facility and was abandoned in place in 1986.
- A second bulk plant existed on the subject property immediately to the west of the existing bulk plant. Based on a Sanborn Map from 1954 and an aerial photo from 1938, this bulk plant consisted of five horizontal ASTs mounted on concrete saddles. This bulk facility was constructed prior to 1938 and was removed in the late 1970's.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
According to the City of Merrill, WI (Darren Pagel), the Radlinger Property located at 401 S. Park St. is zoned "Industrial". The neighboring properties to the north and to the east are also zoned "Industrial" as they are part of the Canadian National Railroad right of way, the neighboring property to the south is also zoned "Industrial" and the neighboring property to the west is not zoned as it is city right of way.
- D. Describe how and when site contamination was discovered.
The first documented investigation and cleanup dates back to 1985 following a 400-gallon fuel oil spill at the bulk facility (Mobil Oil Co/Fermanich Oil, BRRTS# 02-35-00463). The spill response included removal of the leaking AST, cleanup of ponded fuel oil, and excavation of 60 yards of contaminated soil. A non-conforming monitoring well was installed in the excavation area before backfilling. The well was observed for two months following the excavation and did not show any free product. It does not appear that any groundwater samples were collected from the well. Based on review of the Fermanich Oil file, the location of the spill, excavation, and monitoring well is not well documented. In 1989 a soil gas survey was conducted at the bulk facility which indicated petroleum contamination in the soils at the facility. The results of the soil gas survey are not available. In 1990, thirteen additional soil borings were conducted with soil samples collected for TPH and BTEX analysis, which further documented the extent petroleum contamination in the soils. One monitoring well was installed at this time, but did not encounter groundwater. In 1992 a soil gas survey was conducted to investigate if the petroleum contamination is impacting a sewer utility corridor, which exists in a trench that is blasted into the granite bedrock to 20 feet below surface on the south side of the property. The survey documented petroleum vapors in the soils along this utility corridor. In 1998, the Mobil Oil Co/Fermanich Oil case was transferred to the jurisdiction of the Wisconsin Department of Commerce. On May 12, 1999, Commerce issued a letter requiring "no further action" at the time. However, it was noted that "upon facility upgrade or decommission, a site investigation/remedial action needs to address the whole site."
- In October 2005, a 200-gallon diesel spill occurred at the existing bulk plant. The spill was reported to the WDNR, who then required investigation and clean-up, Halron Oil (BRRTS# 02-35-546726). During investigation and cleanup of the spill, it was determined that pre-existing contamination was present from historic use of the property as a bulk plant. Based on this information, it was determined that the Halron Oil spill had been adequately investigated and cleaned up and the WDNR opened the existing ERP case requiring investigation of the former bulk facility operation.
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Petroleum contamination appears to have originated from the removed ASTs which consisted of two 15,000-gallon diesel, a 14,750-gallon diesel, a 17,000-gallon fuel oil, 17,000-gallon gasoline, and a 11,400-gallon gasoline which were removed in 2001. A 1,000 gallon gasoline UST also existed at this facility and was abandoned in place in 1986.
- F. Other relevant site description information (or enter Not Applicable).
Not applicable.
- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
The WDNR BRRTS listings shows two closed LUST sites for the subject property, Mobil Oil Co. (Fermanich Oil) (case #02-35-000463) which was closed on May 12, 1999, and Halron Oil Co. (case # 02-35-546726) which was closed on July 19, 2012. Also, a spill case existed on the subject property from October 31, 2005 to July 19, 2012, Romie Radlinger/Halron Oil Co. (Activity # 04-35-544777). No other BRRTS activities exist at the subject property.

DATE: March 23, 2016

FILE REF: Radlinger site (BRRTS # 02-35-557756)

TO: File

FROM: Carrie Stoltz

SUBJECT: Verification of zoning

On March 22, 2016, I spoke with Darren Pagel, City of Merrill Building Inspector regarding the zoning of the Radlinger Property, located at 401 South Park Street, City of Merrill, tax key # 25131061320120. Mr. Pagel verified this property is zoned industrial.



- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property. The WDNR BRRTS listings shows a closed LUST site on the vacant parcel immediately adjacent of the subject property to the south (400 S. Kyes St), Semling-Menke Veh Maint Pit (case # 02-35-558576) which was closed on January 3, 2013. No other BRRTS activities exist immediately adjacent to this site.

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.
Geologic material in the area of investigation generally consists of very fine to coarse grained silty sand with gravel, cobbles, and some boulders (till) from surface to depths ranging from 3.5 to 7 feet bgs.
- ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
No fill was encountered during the site investigation.
- iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Granite bedrock was encountered at depths ranging from 3.5 to 7 feet bgs, and extends to at least 20 feet bgs.
- iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
A concrete containment berm exists in the area of the existing AST's. Concrete pads exists just south of the existing AST's and load rack along the gravel drive, and in front (south) of the on-site building. A concrete walkway also exists along the on-site building's southeast wall. A gravel driveway exists from S. Park St. (to the west), which continues eastward along the southern edge of the property south of the on-site building onto the adjacent property to the east. The remainder of the lot is covered in grass except for the former pump shed (currently LP gas pumps), which has two small concrete areas near it to the south and southwest, along with two LP tanks.

B. Groundwater

- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
Groundwater exists at approximately 4.05 to 10.45 feet below ground surface depending on well location and time of year. Free product has never been encountered at the site. The stratigraphic unit where the water table is found consists of granite bedrock.
- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Groundwater elevations measured in the monitoring wells indicated a local groundwater flow direction to be predominately towards the south/southeast. Groundwater flow deeper in the aquifer is unknown, as no piezometers were installed during the investigation.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
On September 24, 2014, METCO conducted slug tests on monitoring wells MW-1, MW-3, and MW-6. The slug test data was evaluated using the curve fitting program "Hydro-Test for Windows" Produced by Dakota Environmental, Inc. Slug test data was evaluated using the Bouwer and Rice method. Hydrogeologic parameters were estimated as follows:

Monitoring Well MW-1

Hydraulic Conductivity (K) = 5.49E-04 cm/sec

Transmissivity = 1.68E-01 cm²/sec

Flow Velocity (V=KI/n) = 13.92286 m/yr

Monitoring Well MW-3

Hydraulic Conductivity (K) = 3.81E-04 cm/sec

Transmissivity = 1.04E-01 cm²/sec

Flow Velocity (V=KI/n) = 9.66843 m/yr

Monitoring Well MW-6

Hydraulic Conductivity (K) = 1.44E-03 cm/sec

Transmissivity = 3.13E-01 cm²/sec

Flow Velocity (V=KI/n) = 36.50828 m/yr

Since the thickness of the unconfined aquifer was unknown, the bottoms of monitoring wells MW-1, MW-3, and MW-6 were assumed as the lower extent of the aquifer for calculation purposes.

- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).

The subject property and surrounding properties are all served by the City of Merrill municipal water supply. The City of Merrill has four municipal wells, the nearest being a group of three wells, which exist approximately 3,500 feet to the east of the subject property. The fourth municipal well exists approximately 2 miles to the north of the subject property. No private wells are known to exist in the area of the subject property.

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 May 27-28, 2014, Ground Source Inc. of De Pere, WI conducted a drilling project under the supervision and direction of METCO personnel. Ten soil borings and two hand auger borings were completed and six of the soil borings were completed as monitoring wells. Thirty-three soil/bedrock cutting samples were collected for field and/or laboratory analysis. Upon completion, the monitoring wells were properly developed. (Site Investigation Report - December 8, 2015)

On September 24, 2014, METCO personnel collected groundwater samples from the six monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the six monitoring wells. The wells were surveyed to feet mean sea level (msl) at this time. METCO also conducted slug tests on three of the monitoring wells. (Site Investigation Report - December 8, 2015)

On December 29, 2014, METCO personnel collected groundwater samples from four of the monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the four sampled monitoring wells. Groundwater samples were not collected from monitoring wells MW-3 and MW-5 as the wells were unable to be located. (Site Investigation Report - December 8, 2015)

On April 7, 2015, METCO personnel collected groundwater samples from the six monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the six monitoring wells. (Site Investigation Report - December 8, 2015)

On July 7, 2015, METCO personnel collected groundwater samples from the six monitoring wells for field and laboratory analysis. Field measurements for water level, temperature, pH, ORP, Dissolved Oxygen and Specific Conductance were also collected from the six monitoring wells. (Site Investigation Report - December 8, 2015)

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

The extent of soil contamination exceeding the NR720 RCL's appears to be confined to the subject property. However, groundwater contamination exceeding the NR140 PAL does extend beyond the southern property boundary onto the adjacent property which is owned by the city, and extending beyond its southern property boundary onto the 400 S. Kyes St. property to the south (vacant lot). Groundwater contamination appears to extend 71 feet south of the southern property boundary, and appears to exist at approximately 5-7 feet bgs.

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

The on-site building will be considered a structural impediment as it interfered with the completion of the site investigation.

B. Soil

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

Four separate areas of unsaturated soil contamination, which exceeds the NR720 Groundwater RCL and/or Non-Industrial Direct Contact values, exist in the area of the former AST systems. The first area consists of a circular shaped area (encompassing MW-2) that exceeds the NR720 Non-Industrial Direct Contact RCL's and appears to measure up to 18 feet in diameter, and up to 4 feet thick. The second area consists of a circular shaped area (encompassing AB-1) that exceeds the NR720 Groundwater RCL's and appears to measure up to 18 feet in diameter, and up to 6 feet thick. The third area consists of a circular shaped area (encompassing B-5) that exceeds the NR720 Non-Industrial Direct Contact RCL's and appears to measure up to 18 feet in diameter, and up to 4 feet thick. The fourth area consists of an irregular shaped area that exists in the area of the former AST piping and pumps and appears to measure up to 48 feet long, up to 28 feet wide, and up to 10 feet thick.

The NR720 soil contaminant plume appears to extend underneath a corner of the on-site building. However, vapor intrusion does not appear to be a risk at this time as contamination in this area is from low level Lead exceedances only.

- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column. Soil samples collected within the upper four feet of the soil column exceeding the NR720 RCL's include:
B3-SS1: Xylene (15 ppm) at 1-2.5 feet bgs
B3-SS2: Naphthalene (1.3 ppm) at 3.5-5 feet bgs
B5-SS2: Benzo(a)pyrene (0.037 ppm) at 3.5-5 feet bgs
MW-2-1: Lead (1690 ppm) at 3.5 feet bgs
HS-1: Lead (135 ppm) at 2 feet bgs
HS-2: Lead (52.5 ppm) at 1 feet bgs
- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.
The method used to establish the soil cleanup standards for this site were the NR720 RCL's. The property is zoned "Industrial", however non-industrial standards were used for this site.

C. Groundwater

- i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.
A dissolved phase contaminant plume exceeding the NR140 PAL has formed at the watertable in the area of the former AST systems and has migrated toward the south. This plume is approximately 111 feet long and 94 feet wide.

The extent of petroleum contamination in groundwater exceeding the NR140 PAL does come into contact with a sewer utility corridor that extends to 20 feet bgs in the granite bedrock. However, since the groundwater contaminant levels only exceed the NR140 PAL, we do not anticipate any significant petroleum impacts to the sewer utility corridor.

The subject property and surrounding properties are all served by the City of Merrill municipal water supply. The City of Merrill has four municipal wells, the nearest being a group of three wells, which exist approximately 3,500 feet to the east of the subject property. The fourth municipal well exists approximately 2 miles to the north of the subject property. No private wells are known to exist in the area of the subject property. Based on the distance to these wells, there appears to be no risk to the municipal well at this time.

No building foundation drain systems are known to exist in this area.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.
Free product has never been encountered at this site.

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.
The NR720 soil contaminant plume appears to extend underneath a corner of the on-site building. However, vapor intrusion does not appear to be a risk at this time as contamination in this area is from low level Lead exceedances only.
- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).
No indoor/sub slab vapor samples were collected.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.
The nearest surface water is the Wisconsin River, which exists approximately 300 feet to the south of the subject property. No surface water or sediment samples were collected since it does not appear that the extent of petroleum contamination has migrated to 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 water or sediment samples were collected.

4. Remedial Actions Implemented and Residual Levels at Closure

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

No remedial actions were conducted.

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

No immediate or interim actions occurred at this site.

- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; 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 remedial actions were conducted.

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

No alternatives were considered during the Green and Sustainable Remediation evaluation.

- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

Four separate areas of unsaturated soil contamination, which exceeds the NR720 Groundwater RCL and/or Non-Industrial Direct Contact values, exist in the area of the former AST systems. The first area consists of a circular shaped area (encompassing MW-2) that exceeds the NR720 Non-Industrial Direct Contact RCL's and appears to measure up to 18 feet in diameter, and up to 4 feet thick. The second area consists of a circular shaped area (encompassing AB-1) that exceeds the NR720 Groundwater RCL's and appears to measure up to 18 feet in diameter, and up to 6 feet thick. The third area consists of a circular shaped area (encompassing B-5) that exceeds the NR720 Non-Industrial Direct Contact RCL's and appears to measure up to 18 feet in diameter, and up to 4 feet thick. The fourth area consists of an irregular shaped area that exists in the area of the former AST piping and pumps and appears to measure up to 48 feet long, up to 28 feet wide, and up to 10 feet thick.

A dissolved phase contaminant plume exceeding the NR140 PAL has formed at the watertable in the area of the former AST systems and has migrated toward the south. This plume is approximately 111 feet long and 94 feet wide.

Groundwater contamination exceeding the NR140 PAL does extend beyond the southern property boundary onto the adjacent property which is owned by the city, and extending beyond its southern property boundary onto the 400 S. Kyes St. property to the south (vacant lot). Groundwater contamination appears to extend 71 feet south of the southern property boundary, and appears to exist at approximately 5-7 feet bgs.

- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

Residual soil contamination remaining within the upper four feet of the soil column exceeding the NR720 Non-Industrial Direct Contact RCL's include:

B5-SS2: Benzo(a)pyrene (0.037 ppm) at 3.5-5 feet bgs

MW-2-1: Lead (1690 ppm) at 3.5 feet bgs

- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

Soil samples above the observed low water table which currently exceed NR720 RCLs include:

B3-SS1: Xylene (1-2.5 feet bgs)

B3-SS2: Naphthalene (3.5-5 feet bgs)

B4-SS3: Ethylbenzene and Xylene (6-7.5 feet bgs)

B5-SS2: Benzo(a)pyrene (3.5-5 feet bgs)

MW-2-1: Lead (3.5 feet bgs)

HS-1: Lead (2 feet bgs)

HS-2: Lead (1 feet bgs)

AB-1-2: Naphthalene (6 feet bgs)

- H. 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.

Any remaining exposure pathways will be addressed via a Cap Maintenance Plan (approximately 1-2 feet of clean soil and covered with sod or gravel) and natural attenuation.

- I. 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 are no NR140 ES exceedances for any contaminants of concern. Based on this, natural attention appears to be an effective method in reducing contaminant mass and concentration.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s). Any remaining exposure pathways will be addressed via a Cap Maintenance Plan (approximately 1-2 feet of clean soil and covered with sod or gravel) and natural attenuation.
- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain. No system hardware is anticipated to be left in place after site closure.
- L. 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 are no NR140 ES exceedances for any contaminants of concern. Monitoring wells MW-3 (Benzene) and MW-6 (Benzene) currently exceed the NR140 PAL.
- M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed. No indoor/sub slab vapor samples were collected.
- N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed. No surface water or sediment samples were collected.

5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.)	Maintenance Plan Required	
Property Type:					
Source Property	Affected Property (Off-Source)	ROW			
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) <i>(discuss with project manager before submitting the closure request)</i>	Site specific

6. 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. ATCP 93, Wis. Adm. Code, exist on the property? Yes No

C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? Yes No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- 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. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

- 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, potable wells) for which samples have been collected.
- Soil Analytical Results Table(s):** Table(s) showing all soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- Vapor Analytical Table(s):** 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.
- 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, and time period for sample collection.
- 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.
- 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, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- 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 11 x 17 inches, in a 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.
- 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.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

- B.1.a. Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected 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 all affected 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 attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- B.1.c. RR Sites Map:** From RR Sites Map ([http://dnrmaps.wi.gov/si/?Viewer=RR Sites](http://dnrmaps.wi.gov/si/?Viewer=RR%20Sites)) 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. **Soil Contamination:** Figure(s) showing the location of all identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

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 an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
 - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 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.1.b.)
- 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, PAL and/or an 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 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 residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, 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).

- B.5. **Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- 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 has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
 - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
 - C.2. **Investigative waste** disposal documentation.
 - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs 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.
 - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**
- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
 - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
 - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **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) all property boundaries.
- D.3. **Photographs** 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. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; 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)

Select One:

- No monitoring wells were installed 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 a description of efforts made to locate the wells.
- 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. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
- One or more monitoring 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). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.

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.

- F.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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.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. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)**Directions for Notifications to Owners of Affected Properties:**

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. 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.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification 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 form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

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

Hydrogeologist Certification

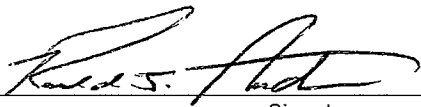
I Ronald J. Anderson hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared by me or prepared 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

Printed Name

Senior Hydrogeologist/Project Manager

Title



Signature

12/8/15

Date

Table of Contents

WDNR Case Summary and Case Closure – GIS Registry Form

Attachment A/Data Tables

Attachment B/Maps and Figures

Attachment C/Documentation of Remedial Action

Attachment D/Maintenance Plan(s)

Attachment E/Monitoring Well Information

Attachment F/Source Legal Documents

Attachment G/Notification to Owners of Affected Properties

Attachment A/Data Tables

A.1 Groundwater Analytical Table(s)

A.2 Soil Analytical Results Table(s)

A.3 Residual Soil Contamination Table(s)

A.4 Vapor Analytical Table – No vapor samples were assessed as part of the site investigation.

A.5 Other Media of Concern (e.g., sediment or surface water) – No surface waters or sediments were assessed as part of the site investigation.

A.6 Water Level Elevations

**A.7 Other – Natural Attenuation data
Slug Test Calculations**

Attachment A/Data Tables

A.1 Groundwater Analytical Table(s)

A.2 Soil Analytical Results Table(s)

A.3 Residual Soil Contamination Table(s)

A.4 Vapor Analytical Table – No vapor samples were assessed as part of the site investigation.

A.5 Other Media of Concern (e.g., sediment or surface water) – No surface waters or sediments were assessed as part of the site investigation.

A.6 Water Level Elevations

**A.7 Other – Natural Attenuation data
Slug Test Calculations**

A.1 Groundwater Analytical Table
 Radlinger Property BRRTS# 02-35-557756

Well MW-1

PVC Elevation = 1256.62 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/24/14	1252.65	3.97	<0.7	<0.24	<0.55	<0.23	2.4	<0.69	<3.6	<1.32
12/29/14	1250.81	5.81	NS	<0.27	<0.82	<0.37	0.258	<0.8	<1.69	<2.41
04/07/15	1250.99	5.63	NS	<0.46	1.04	<0.49	3.3	<0.39	1.94-2.77	<2.06
07/07/15	1250.90	5.72	NS	<0.46	<0.73	<0.49	0.80	<0.39	<1.51	<2.06
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured

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

Well MW-2

PVC Elevation = 1255.08 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/24/14	1251.17	3.91	<0.7	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
12/29/14	1249.59	5.49	NS	<0.27	<0.82	<0.37	0.044	<0.8	<1.69	<2.41
04/07/15	1250.23	4.85	NS	<0.46	<0.73	<0.49	<0.018	<0.39	<1.51	<2.06
07/07/15	1249.58	5.50	NS	<0.46	<0.73	<0.49	0.055	<0.39	<1.51	<2.06
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured

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

Well MW-3

PVC Elevation = 1254.09 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/24/14	1248.99	5.10	<0.7	<0.24	1.79	<0.23	19.2	<0.69	11.3	1.74-2.37
12/29/14			COULD NOT LOCATE - SNOW AND ICE OVER WELL							
04/07/15	1247.95	6.14	NS	<0.46	<0.73	<0.49	1.22	0.80	4.69	<2.06
07/07/15	1247.73	6.36	NS	2.74	5.2	<0.49	0.238	6	31.6	7
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured

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

A.1 Groundwater Analytical Table
 Radlinger Property BRRTS# 02-35-557756

Well MW-4

PVC Elevation = 1256.72 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/24/14	1248.52	8.20	<0.7	<0.24	1.3	<0.23	<1.7	<0.69	2.43-3.83	<1.32
12/29/14	1246.64	10.08	NS	0.42	0.86	<0.37	0.117	<0.8	<1.69	<2.41
04/07/15	1246.64	10.08	NS	<0.46	4.9	<0.49	1.09	1.04	17.86	8.41
07/07/15	1247.06	9.66	NS	<0.46	<0.73	<0.49	0.92	0.72	<1.51	0.85-2.25
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured

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

Well MW-5

PVC Elevation = 1253.17 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/24/14	1249.56	3.61	<0.7	<0.24	<0.55	<0.23	<1.7	<0.69	<3.6	<1.32
12/29/14	COULD NOT LOCATE - SNOW AND ICE OVER WELL									
04/07/15	1249.05	4.12	NS	<0.46	<0.73	<0.49	<0.018	<0.39	<1.51	<2.06
07/07/15	1247.98	5.19	NS	<0.46	<0.73	<0.49	0.027	<0.39	<1.51	<2.06
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured

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

Well MW-6

PVC Elevation = 1256.93 (feet) (MSL)

Date	Water Elevation (in feet msl)	Depth to water from top of PVC (in feet)	Lead (ppb)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Naphthalene (ppb)	Toluene (ppb)	Trimethylbenzenes (ppb)	Xylene (Total) (ppb)
09/24/14	1250.07	6.86	<0.7	<0.24	8.4	<0.23	10.3	1.55	35-36.4	28.4
12/29/14	1248.18	8.75	NS	6.5	25.5	<0.37	2.65	17.9	93.7	81
04/07/15	1248.63	8.30	NS	2.68	14.7	<0.49	0.44	5.8	48.4	47.9
07/07/15	1248.81	8.12	NS	4.1	17.1	<0.49	4.3	6.8	65.9	58.9
ENFORCEMENT STANDARD ES = Bold			15	5	700	60	100	800	480	2000
PREVENTIVE ACTION LIMIT PAL = Italics			1.5	0.5	140	12	10	160	96	400

(ppb) = parts per billion (ppm) = parts per million
 ns = not sampled nm = not measured

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

A.1 Groundwater Analytical Table
 Radlinger Property BRRTS# 02-35-557756

Well Sampling Conducted on: 09/24/14 09/24/14 09/24/14 09/24/14 09/24/14 09/24/14

VOC's Well Name	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	ENFORCEMENT STANDARD =	PREVENTIVE ACTION LIMIT =
							ES - Bold	PAL - Italics
Lead, dissolved/ppb	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7	15	<i>1.5</i>
Benzene/ppb	< 0.24	< 0.24	< 0.24	< 0.24	< 0.24	< 0.24	5	<i>0.5</i>
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	<i>0.06</i>
Bromoform/ppb	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	4.4	<i>0.44</i>
tert-Butylbenzene/ppb	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	==	==
sec-Butylbenzene/ppb	1.53	< 0.33	18.6	3.8	< 0.33	3.2	==	==
n-Butylbenzene/ppb	1.48	< 0.35	5.5	1.68	< 0.35	7.9	==	==
Carbon Tetrachloride/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	5	<i>0.5</i>
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	<i>80</i>
Chloroform/ppb	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	6	<i>0.6</i>
Chloromethane/ppb	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81	< 0.81	30	<i>3</i>
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	<i>0.02</i>
Dibromochloromethane/ppb	< 0.22	< 0.22	< 0.22	< 0.22	< 0.22	< 0.22	60	<i>6</i>
1,4-Dichlorobenzene/ppb	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	75	<i>15</i>
1,3-Dichlorobenzene/ppb	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	< 0.28	600	<i>120</i>
1,2-Dichlorobenzene/ppb	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	< 0.36	600	<i>60</i>
Dichlorodifluoromethane/ppb	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	< 0.44	1000	<i>200</i>
1,2-Dichloroethane/ppb	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41	< 0.41	5	<i>0.5</i>
1,1-Dichloroethane/ppb	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	850	<i>85</i>
1,1-Dichloroethene/ppb	< 0.4	< 0.4	< 0.4	< 0.4	< 0.4	< 0.4	7	<i>0.7</i>
cis-1,2-Dichloroethene/ppb	< 0.38	< 0.38	< 0.38	< 0.38	< 0.38	< 0.38	70	<i>7</i>
trans-1,2-Dichloroethene/ppb	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	< 0.35	100	<i>20</i>
1,2-Dichloropropane/ppb	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	< 0.32	5	<i>0.5</i>
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	<i>0.005</i>
Ethylbenzene/ppb	< 0.55	< 0.55	1.79	1.3 "J"	< 0.55	8.4	700	<i>140</i>
Hexachlorobutadiene/ppb	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	==	==
Isopropylbenzene/ppb	1.27	< 0.3	20.3	3.11	< 0.3	4.2	==	==
p-Isopropyltoluene/ppb	< 0.31	< 0.31	2.36	< 0.31	< 0.31	0.70 "J"	==	==
Methylene chloride/ppb	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	5	<i>0.5</i>
Methyl tert-butyl ether (MTBE)/ppb	< 0.23	< 0.23	< 0.23	< 0.23	< 0.23	< 0.23	60	<i>12</i>
Naphthalene/ppb	2.4 "J"	< 1.7	19.2	< 1.7	< 1.7	10.3	100	<i>10</i>
n-Propylbenzene/ppb	2.97	< 0.25	23.8	3.9	< 0.25	12.2	==	==
1,1,2,2-Tetrachloroethane/ppb	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	< 0.45	0.2	<i>0.02</i>
1,1,1,2-Tetrachloroethane/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	70	<i>7</i>
Tetrachloroethene (PCE)/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	5	<i>0.5</i>
Toluene/ppb	< 0.69	< 0.69	< 0.69	< 0.69	< 0.69	1.55 "J"	800	<i>160</i>
1,2,4-Trichlorobenzene/ppb	< 0.98	< 0.98	< 0.98	< 0.98	< 0.98	< 0.98	70	<i>14</i>
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	<i>40</i>
1,1,2-Trichloroethane/ppb	< 0.34	< 0.34	< 0.34	< 0.34	< 0.34	< 0.34	5	<i>0.5</i>
Trichloroethene (TCE)/ppb	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	< 0.33	5	<i>0.5</i>
Trichlorofluoromethane/ppb	< 0.71	< 0.71	< 0.71	< 0.71	< 0.71	< 0.71	==	==
1,2,4-Trimethylbenzene/ppb	< 2.2	< 2.2	6.9 "J"	2.43 "J"	< 2.2	35	==	==
1,3,5-Trimethylbenzene/ppb	< 1.4	< 1.4	4.4 "J"	< 1.4	< 1.4	< 1.4	Total TMB's 480	<i>Total TMB's 96</i>
Vinyl Chloride/ppb	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	< 0.18	0.2	<i>0.02</i>
m&p-Xylene/ppb	< 0.69	< 0.69	1.74 "J"	< 0.69	< 0.69	23.2	==	==
o-Xylene/ppb	< 0.63	< 0.63	< 0.63	1.13 "J"	< 0.63	5.2	Total Xylenes 2000	<i>Total Xylenes 400</i>

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.1 Groundwater Analytical Table
(PAH)
Radlinger Property BRRS# 02-35-657756

Well MW-1

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/24/14	1.43	<0.2	0.218	<0.23	<0.2	<0.19	<0.24	<0.27	<0.18	<0.28	<0.22	1.96	<0.27	4	<0.24	0.59	0.92	<0.22
12/29/14	0.035	<0.02	0.06	<0.023	<0.02	<0.019	<0.024	<0.027	<0.018	<0.028	<0.022	0.035	<0.027	0.025	0.029	0.258	0.039	0.028
04/07/15	0.020	<0.021	0.108	<0.019	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	0.126	<0.018	0.073	0.034	3.3	0.075	0.026
07/07/15	0.60	0.036	0.099	0.022	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	0.60	<0.018	0.235	0.021	0.80	0.041	0.035
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

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

Well MW-2

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/24/14	<0.018	<0.02	<0.018	<0.023	<0.02	<0.019	<0.024	<0.027	<0.018	<0.028	<0.022	<0.022	<0.027	<0.021	<0.024	0.032	<0.018	<0.022
12/29/14	<0.018	<0.02	<0.018	<0.023	<0.02	<0.019	<0.024	<0.027	<0.018	<0.028	<0.022	<0.022	<0.027	<0.021	<0.024	0.044	<0.018	<0.022
04/07/15	<0.02	<0.021	<0.02	<0.019	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	<0.017	<0.018	<0.018	<0.017	0.048	<0.017	<0.018
07/07/15	<0.02	<0.021	0.024	0.022	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	<0.017	<0.018	0.022	0.026	0.055	0.027	<0.018
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

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

Well MW-3

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/24/14	4.1	0.69	<0.18	<0.23	<0.2	<0.19	<0.24	<0.27	<0.18	<0.28	<0.22	6.9	<0.27	53	21.2	14.5	2.93	<0.22
12/29/14																		
04/07/15	<0.2	<0.21	<0.2	<0.19	<0.19	<0.19	<0.24	<0.18	<0.17	<0.25	<0.18	<0.17	<0.18	<0.18	0.56	1.22	<0.17	<0.18
07/07/15	0.36	0.031	0.022	<0.019	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	0.040	<0.018	0.096	0.032	0.238	<0.017	0.023
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

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

A.1 Groundwater Analytical Table
(PAH)
Radlinger Property BRRS# 02-35-557756

Well MW-4

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/24/14	0.86	0.155	0.083	<0.023	<0.02	<0.019	<0.024	<0.027	<0.018	<0.028	0.029	1.44	<0.027	5.6	0.254	0.75	1.27	0.049
12/29/14	0.34	0.039	0.086	0.041	0.028	0.034	0.03	0.029	0.031	<0.028	<0.022	0.54	<0.027	0.59	0.033	0.117	0.087	0.034
04/07/15	0.056	0.027	0.129	<0.019	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	0.022	<0.018	0.103	0.47	1.09	0.044	0.045
07/07/15	1.59	0.29	0.288	<0.19	<0.19	<0.19	<0.24	<0.18	<0.17	<0.25	<0.18	2.74	<0.18	10.1	0.204	0.92	1.29	<0.18
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured

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

Well MW-5

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/24/14	<0.018	<0.02	<0.018	<0.023	<0.02	<0.019	<0.024	<0.027	<0.018	<0.028	<0.022	<0.022	<0.027	<0.021	<0.024	0.037	<0.018	<0.022
12/29/14	COULD NOT LOCATE - SNOW AND ICE OVER WELL																	
04/07/15	<0.02	<0.021	<0.02	<0.019	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	<0.017	<0.018	<0.018	<0.017	<0.018	<0.017	<0.018
07/07/15	<0.02	<0.021	<0.02	<0.019	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	<0.017	<0.018	<0.018	<0.017	0.027	<0.017	<0.018
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured

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

Well MW-6

Date	Ace-naphthene (ppb)	Acenaphthylene (ppb)	Anthracene (ppb)	Benzo(a)anthracene (ppb)	Benzo(a)pyrene (ppb)	Benzo(b)fluoranthene (ppb)	Benzo(g,h,i)Perylene (ppb)	Benzo(k)fluoranthene (ppb)	Chrysene (ppb)	Dibenzo(a,h)anthracene (ppb)	Fluoranthene (ppb)	Fluorene (ppb)	Indeno(1,2,3-cd)pyrene (ppb)	1-Methylnaphthalene (ppb)	2-Methylnaphthalene (ppb)	Naphthalene (ppb)	Phenanthrene (ppb)	Pyrene (ppb)
09/24/14	0.46	<0.2	<0.18	<0.23	<0.2	<0.19	<0.24	<0.27	<0.18	<0.28	<0.22	0.83	<0.27	5.6	3.5	6.4	0.63	<0.22
12/29/14	0.64	<0.2	0.213	<0.23	<0.2	<0.19	<0.24	<0.27	<0.18	<0.28	<0.22	0.73	<0.27	2.09	0.62	2.65	0.305	<0.22
04/07/15	0.094	<0.021	0.062	<0.019	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	0.041	<0.018	0.083	0.031	0.44	<0.017	0.038
07/07/15	0.45	0.063	0.123	<0.019	<0.019	<0.019	<0.024	<0.018	<0.017	<0.025	<0.018	0.66	<0.018	3.6	0.77	4.3	0.136	0.061
ENFORCEMENT STANDARD = ES - Bold			3000	-	0.2	0.2	-	-	0.2	-	400	400	-	-	-	100	-	250
PREVENTIVE ACTION LIMIT = PAL - Italics			600	-	0.02	0.02	-	-	0.02	-	80	80	-	-	-	10	-	50

(ppb) = parts per billion (ppm) = parts per million
ns = not sampled nm = not measured

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

A.2. Soil Analytical Results Table
(PAH)
Radlinger Property BRRS# 02-35-557756

Sample	Depth (feet)	Saturation U/S	Date	Acenaph- thene (ppm)	Acenaph- thylene (ppm)	Anthracene (ppm)	Benzo(a) anthracene (ppm)	Benzo(a) pyrene (ppm)	Benzo(b) fluoranthene (ppm)	Benzo(g,h,i) perylene (ppm)	Benzo(k) fluoranthene (ppm)	Chrysene (ppm)	Dibenzo(a,h) anthracene (ppm)	Fluoranthene (ppm)	Fluorene (ppm)	Indeno(1,2,3-cd) pyrene (ppm)	1-Methyl- naphthalene (ppm)	2-Methyl- naphthalene (ppm)	Naph- thalene (ppm)	Phenan- threne (ppm)	Pyrene (ppm)	DIRECT CONTACT PVOC & PAH COMBINED			
																						Exceedance Count	Hazard Index	Cumulative Cancer Risk	
W1-SS4	8.5-10	S	3/5-6/90	<100	<200	<10	0.0011	0.0011	<2	<2	<1	<10	<2	0.0029	<20	<5	NS	NS	<100	<10	<10				
B2-SS1	1-2.5	U	3/5-6/90	<1000	<2000	<100	0.038	<10	<20	<20	<10	<100	<20	0.088	<200	<50	NS	NS	<1000	0.110	<100	0	4.13E-04	2.7E-07	
B2-SS2	3.5-5	U	3/5-6/90	<100	<200	<10	0.0015	0.0034	0.0052	0.0035	0.0028	<10	<2	0.022	<20	<5	NS	NS	<100	0.027	<10	0	7.57E-05	2.8E-07	
B2-SS3	6.5-7	U	3/5-6/90	<100	<200	0.190	0.056	<1	<2	<2	<1	<50	<2	0.120	0.400	<5	NS	NS	<100	0.330	0.640				
B3-SS2	3.5-5	U	3/5-6/90	0.900	<400	<20	0.0021	<2	<4	<4	<2	<20	<4	<10	0.090	<10	NS	NS	1.3	0.130	<20	0	8.76E-03	3.0E-07	
B3-SS2 DUP	3.5-5	U	3/5-6/90	<200	<400	<20	<2	<2	<4	<4	<2	<20	<4	<4	<40	<10	NS	NS	0.330	0.093	<20	0	1.76E-03	6.4E-08	
B4-SS1	1-2.5	U	3/5-6/90	<400	<800	<40	0.0067	0.014	0.019	<8	0.0099	<40	<8	<8	<80	<20	NS	NS	<400	<40	<40	0	9.18E-05	1.1E-06	
B4-SS2	3.5-5	U	3/5-6/90	<400	<800	<40	0.0057	0.0088	0.016	<8	0.0062	<40	<8	<8	<80	<20	NS	NS	<400	<40	<40	0	1.21E-04	7.5E-07	
B5-SS2	3.5-5	U	3/5-6/90	<200	<400	<20	0.026	0.037	0.051	0.023	0.025	0.038	<4	0.062	<40	<24	NS	NS	<200	0.056	<20	1	2.71E-05	3.2E-06	
B5-SS5	13.5-15	S	3/5-6/90	<100	<200	<10	0.0014	0.0018	0.0026	0.0022	0.0013	<10	<2	0.0036	<20	<5	NS	NS	<100	<10	<20	0	2.08E-04	2.6E-07	
B6-SS2	3.5-5	U	3/5-6/90	<200	<400	<20	0.0028	0.0032	0.0043	<4	<2	<20	<4	0.0086	<40	<10	NS	NS	<200	<20	<20	0	6.99E-06	6.8E-07	
B7-SS2	3.5-5	U	3/5-6/90	<200	<400	<20	0.0066	0.0082	0.011	0.01	0.0049	<20	<4	0.016	<40	<10	NS	NS	<200	0.022	<20				
B8-SS3	6-7.5	U	3/5-6/90	<100	<200	<10	0.0034	0.0042	0.0046	0.0046	0.0025	<10	<2	0.009	<20	<5	NS	NS	<100	<10	<10				
B9-SS2	3.5-5	U	3/5-6/90	<200	<400	<20	0.0040	0.0076	0.0096	0.018	0.0041	<20	<4	0.012	<40	0.011	NS	NS	<200	<20	<20	0	5.24E-06	6.8E-07	
MW-1-1	3.5	U	05/27/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020	0	1.43E-02		
MW-1-2	6.0	U	05/27/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020				
MW-2-1	3.5	U	05/27/14	<0.0211	<0.0195	<0.0185	0.0209	<0.019	0.021	<0.023	<0.0206	<0.0185	<0.0224	0.0214	<0.020	<0.0244	0.039	0.041	0.0276	0.032	0.0219	1	4.23E+00	2.9E-07	
MW-3-1	3.5	U	05/27/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020	0	3.88E-02		
HS-1	2.0	U	05/27/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020	0	3.88E-01		
MW-4-1	3.5	U	05/27/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020	0	4.88E-02		
MW-5-1	3.5	U	05/28/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020				
MW-5-2	6.0	S	05/28/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020				
HS-2	1.0	U	05/28/14	0.151	0.123	0.350	0.0217	<0.019	<0.018	<0.023	<0.0206	0.042	<0.0224	0.148	1.12	<0.0244	1.54	1.78	0.088	4.5	0.440	0	1.41E-01	2.7E-07	
MW-6-1	3.5	U	05/28/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020	0	1.26E-02		
AB-1-1	3.0	U	05/28/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020	0	1.68E-02		
AB-1-2	6.0	U	05/28/14	0.590	0.200	0.217	0.0188	<0.019	<0.018	<0.023	<0.0206	0.0224	<0.0224	0.069	1.3	<0.0244	4.6	3.8	0.710	1.98	0.152				
AB-2-1	3.0	U	05/28/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020	0	2.70E-02		
AB-2-2	5.0	U	05/28/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020				
AB-3-1	3.0	U	05/28/14	<0.0211	<0.0195	<0.0185	0.0191	<0.019	0.0232	<0.023	<0.0206	<0.0185	<0.0224	0.0222	<0.020	<0.0244	0.024	0.0261	<0.0211	<0.0247	<0.020	0	4.94E-02	2.9E-07	
AB-4-1	3.0	U	05/28/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020	0	1.70E-02		
AB-4-2	5.0	U	05/28/14	<0.0211	<0.0195	<0.0185	0.0299	<0.019	0.038	<0.023	<0.0206	0.0283	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	0.0233				
Groundwater RCL				---	---	197	---	0.47	0.48	---	---	0.145	---	88.8	14.8	---	---	0.659	---	54.5					
Non-Industrial Direct Contact RCL				3440	---	17200	0.148	0.0148	0.148	---	1.48	14.8	0.0148	2290	2290	0.148	15.6	229	5.15	---	1720		1.00E+00	1.00E-05	
Soil Saturation Concentration (C-sat)*				---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---			

Bold = Groundwater RCL Exceedance
Bold & Underline = 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

A.2. Soil Analytical Results Table
 Radlinger Property BRRTS# 02-35-557756

Sampling Conducted on May 28, 2014

VOC's		Bold = Groundwater RCL	<u>Underline & Bold = Direct Contact RCL</u>	Asteric * & Bold =Soil Saturation (C-sat) RCL
Sample ID#	AB-1-2			
Sample Depth/ft.	6			
Solids Percent	90			
Lead/ppm	1.56 "J"	27	400	==
Diesel Range Organics/ppm	1460	==	==	==
Gasoline Range Organics/ppm	640	==	==	==
TCLP Benzene/ppm	<0.05	0.00512	1.49	1820
Bromobenzene/ppm	<0.013	==	354	==
Bromodichloromethane/ppm	<0.027	0.000326	0.39	==
Bromoform/ppm	< 0.030	0.00233	61.6	==
tert-Butylbenzene/ppm	< 0.020	==	183	183
sec-Butylbenzene/ppm	1.01	==	145	145
n-Butylbenzene/ppm	1.5	==	108	108
Carbon Tetrachloride/ppm	< 0.025	0.00388	0.85	==
Chlorobenzene/ppm	< 0.016	==	392	==
Chloroethane/ppm	< 0.042	0.227	==	==
Chloroform/ppm	< 0.049	0.0033	0.42	==
Chloromethane/ppm	< 0.181	0.0155	171	==
2-Chlorotoluene/ppm	< 0.016	==	==	==
4-Chlorotoluene/ppm	< 0.014	==	==	==
1,2-Dibromo-3-chloropropane/ppm	< 0.048	0.000173	0.01	==
Dibromochloromethane/ppm	< 0.014	0.032	0.93	==
1,4-Dichlorobenzene/ppm	< 0.033	0.144	3.48	==
1,3-Dichlorobenzene/ppm	< 0.030	1.15	297	297
1,2-Dichlorobenzene/ppm	< 0.038	1.17	376	376
Dichlorodifluoromethane/ppm	< 0.057	3.08	135	==
1,2-Dichloroethane (DCA)/ppm	< 0.036	0.00284	0.61	540
1,1-Dichloroethane/ppm	< 0.019	0.484	4.72	==
1,1-Dichloroethene/ppm	< 0.021	0.00502	342	==
cis-1,2-Dichloroethene/ppm	< 0.024	0.0412	156	==
trans-1,2-Dichloroethene/ppm	< 0.029	0.0588	211	==
1,2-Dichloropropane/ppm	< 0.0095	0.00332	1.33	==
2,2-Dichloropropane/ppm	< 0.046	==	527	527
1,3-Dichloropropane/ppm	< 0.021	==	1490	1490
Di-isopropyl ether/ppm	< 0.011	==	2260	2260
EDB (1,2-Dibromoethane)/ppm	< 0.020	0.0000282	0.05	==
Ethylbenzene/ppm	0.036	1.57	7.47	480
Hexachlorobutadiene/ppm	< 0.095	==	6.23	==
Isopropylbenzene/ppm	0.173	==	==	==
p-Isopropyltoluene/ppm	0.102	==	162	162
Methylene chloride/ppm	< 0.057	0.00256	60.7	==
Methyl tert-butyl ether (MTBE)/ppm	< 0.030	0.027	59.4	8870
Naphthalene/ppm	0.12	0.659	5.15	==
n-Propylbenzene/ppm	0.410	==	==	==
1,1,2,2-Tetrachloroethane/ppm	< 0.012	0.000156	0.75	==
1,1,1,2-Tetrachloroethane/ppm	< 0.023	0.0533	2.59	==
Tetrachloroethene (PCE)/ppm	< 0.049	0.00454	30.7	==
Toluene/ppm	< 0.020	1.11	818	818
1,2,4-Trichlorobenzene/ppm	< 0.079	0.408	22.1	==
1,2,3-Trichlorobenzene/ppm	< 0.129	==	48.9	==
1,1,1-Trichloroethane/ppm	< 0.038	0.14	==	==
1,1,2-Trichloroethane/ppm	< 0.023	0.00324	1.48	==
Trichloroethene (TCE)/ppm	< 0.028	0.00358	0.64	==
Trichlorofluoromethane/ppm	< 0.086	==	1120	==
1,2,4-Trimethylbenzene/ppm	0.490	1.38	89.8	219
1,3,5-Trimethylbenzene/ppm	0.084 "J"		182	182
Vinyl Chloride/ppm	< 0.021	0.000138	0.07	==
m&p-Xylene/ppm	0.114 "J"			
o-Xylene/ppm	< 0.031	3.94	258	258

NS = not sampled, NM = Not Measured
 (ppm) = parts per million
 DRO = Diesel Range Organics
 GRO = Gasoline Range Organics
 == No Exceedences

A.3. Residual Soil Contamination Table
 Radlinger Property BRRS# 02-35-557756

Sample ID	Depth (feet)	Saturation U/S	Date	PID	Lead (ppm)	DRO (ppm)	GRO (ppm)	Benzene (ppm)	Ethyl Benzene (ppm)	MTBE (ppm)	Naphthalene (ppm)	Toluene (ppm)	1,2,4-Trime-thylbenzene (ppm)	1,3,5-Trime-thylbenzene (ppm)	Xylene (Total) (ppm)	Other VOC's (ppb)	DIRECT CONTACT PVOC & PAH COMBINED		
																	Exceedance Count	Hazard Index	Cumulative Cancer Risk
B3-SS1	1-2.5	U	3/5-6/90	140	NS	NS	<125	<0.025	0.325	NS	NS	<0.050	NS	NS	15	NS	0	1.69E-02	4.4E-08
B3-SS2	3.5-5	U	3/5-6/90	200	NS	NS	<625	<0.025	0.269	NS	NS	<0.050	NS	NS	1.55	NS	0	8.76E-03	3.0E-07
B4-SS3	6-7.5	U	3/5-6/90	180	NS	NS	<500	<0.500	5.52	NS	NS	<1	NS	NS	44.5	NS			
B5-SS2	3.5-5	U	3/5-6/90	1.5	NS	NS	<5	<0.025	<0.050	NS	NS	<0.050	NS	NS	<0.050	NS	1	2.71E-05	3.2E-06
MW-2-1	3.5	U	05/27/14	0	1690	NS	NS	<0.025	<0.025	<0.025	0.0276	0.061	0.072	0.034	0.131	NS	1	4.23E+00	2.9E-07
HS-1	2.0	U	05/27/14	0	135	NS	NS	<0.025	<0.025	<0.025	<0.0211	<0.025	<0.025	<0.025	<0.075	NS	0	3.88E-01	
HS-2	1.0	U	05/28/14	0	52.5	NS	NS	<0.025	<0.025	<0.025	0.088	<0.025	0.0284	<0.025	<0.075	NS	0	1.41E-01	2.7E-07
AB-1-2	6.0	U	05/28/14	640	1.56	1460	640	NS	0.036	<0.030	1.2	<0.020	0.490	0.084	0.114-0.145	SEE VOC SHEET TCLP LEAD <0.45 TCLP BENZENE <0.05			
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	-		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

A.3. Residual Soil Contamination Table
(PAH)
Radlinger Property BRRTS# 02-35-557756

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)	Naphthalene (ppm)	Phenanthrene (ppm)	Pyrene (ppm)	DIRECT CONTACT PVOC & PAH COMBINED													
																						Exceedance Count	Hazard Index	Cumulative Cancer Risk											
B3-SS1	1-2.5	U	3/5-6/90																																
B3-SS2	3.5-5	U	3/5-6/90	0.900	<400	<20	0.0021	<2	<4	<4	<2	<20	<4	<10	0.090	<10	NS	NS	1.3	0.130	<20	0	8.76E-03	3.0E-07											
B4-SS3	6-7.5	U	3/5-6/90																																
B5-SS2	3.5-5	U	3/5-6/90	<200	<400	<20	0.026	0.037	0.051	0.023	0.025	0.038	<4	0.062	<40	<24	NS	NS	<200	0.056	<20	1	2.71E-05	3.2E-06											
MW-2-1	3.5	U	05/27/14	<0.0211	<0.0195	<0.0185	0.0209	<0.019	0.021	<0.023	<0.0206	<0.0185	<0.0224	0.0214	<0.020	<0.0244	0.039	0.041	0.0276	0.032	0.0219	1	4.23E+00	2.9E-07											
HS-1	2.0	U	05/27/14	<0.0211	<0.0195	<0.0185	<0.0184	<0.019	<0.018	<0.023	<0.0206	<0.0185	<0.0224	<0.0181	<0.020	<0.0244	<0.0195	<0.0204	<0.0211	<0.0247	<0.020	0	3.88E-01												
HS-2	1.0	U	05/28/14	0.151	0.123	0.350	0.0217	<0.019	<0.018	<0.023	<0.0206	0.042	<0.0224	0.148	1.12	<0.0244	1.54	1.78	0.088	4.5	0.440	0	1.41E-01	2.7E-07											
AB-1-2	6.0	U	05/28/14	0.590	0.200	0.217	0.0188	<0.019	<0.018	<0.023	<0.0206	0.0224	<0.0224	0.069	1.3	<0.0244	4.6	3.8	0.710	1.98	0.152														
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														
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

**A.6 Water Level Elevations
Radlinger Property BRRTS# 02-35-557756
Merrill, Wisconsin**

	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6
Ground Surface (feet msl)	1257.05	1255.46	1254.56	1257.09	1253.61	1257.47
<i>pvc top (ft)</i>	1256.62	1255.08	1254.09	1256.72	1253.17	1256.93
Well Depth (feet)	14.00	14.00	14.00	14.00	20.00	14.00
Top of screen (feet msl)	1253.05	1251.46	1250.56	1253.09	1248.61	1253.47
Bottom of screen (feet msl)	1243.05	1241.46	1240.56	1243.09	1233.61	1243.47
Depth to Water From Top of PVC (feet)						
09/24/14	3.97	3.91	5.10	8.20	3.61	6.86
12/29/14	5.81	5.49	CNL	10.08	CNL	8.75
04/07/15	5.63	4.85	6.14	10.08	4.12	8.30
07/07/15	5.72	5.50	6.36	9.66	5.19	8.12
Depth to Water From Ground Surface (feet)						
09/24/14	4.40	4.29	5.57	8.57	4.05	7.40
12/29/14	6.24	5.87	CNL	10.45	CNL	9.29
04/07/15	6.06	5.23	6.61	10.45	4.56	8.84
07/07/15	6.15	5.88	6.83	10.03	5.63	8.66
Groundwater Elevation (feet msl)						
09/24/14	1252.65	1251.17	1248.99	1248.52	1249.56	1250.07
12/29/14	1250.81	1249.59	CNL	1246.64	CNL	1248.18
04/07/15	1250.99	1250.23	1247.95	1246.64	1249.05	1248.63
07/07/15	1250.90	1249.58	1247.73	1247.06	1247.98	1248.81

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

A.7 Other
 Groundwater NA Indicator Results
 Radlinger Property BRRS# 02-35-557756

Well MW-1

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/24/14	0.98	6.12	85	15.9	206	0.40	24	2.04	697
12/29/14	3.17	6.18	292	7.0	143	NS	NS	NS	NS
04/07/15	1.02	6.04	173	3.9	107	NS	NS	NS	NS
07/07/15	1.61	6.19	210	12.7	204.4	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

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

Well MW-2

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/24/14	1.67	6.8	232	15.6	324	10.8	26	<0.06	17.2
12/29/14	4.26	6.66	317	5.3	307	NS	NS	NS	NS
04/07/15	1.40	5.07	289	3.1	275	NS	NS	NS	NS
07/07/15	2.44	6.79	140	11.7	393.6	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

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

Well MW-3

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/24/14	0.95	6.65	91	16.1	227	0.39	14	1.62	639
12/29/14	COULD NOT LOCATE					NS	NS	NS	NS
04/07/15	1.39	6.89	275	3.9	136	NS	NS	NS	NS
07/07/15	1.59	6.57	-61	13.0	298.1	NS	NS	NS	NS
ENFORCE MENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

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

A.7 Other
 Groundwater NA Indicator Results
 Radlinger Property BRRTS# 02-35-557756

Well MW-4

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/24/14	1.17	6.87	199	15.7	560	4.61	43	<0.06	403
12/29/14	3.04	6.01	293	7.2	372	NS	NS	NS	NS
04/07/15	1.74	6.55	178	4.2	292	NS	NS	NS	NS
07/07/15	1.42	6.55	191	13.1	524	NS	NS	NS	NS
ENFORCEMENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

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

Well MW-5

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/24/14	3.25	6.65	217	15.2	163	5.04	16	0.06	121
12/29/14	COULD NOT LOCATE					NS	NS	NS	NS
04/07/15	0.59	6.43	278	3.3	212	NS	NS	NS	NS
07/07/15	1.73	6.98	150	11.7	479.6	NS	NS	NS	NS
ENFORCEMENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

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

Well MW-6

Date	Dissolved Oxygen (ppm)	pH	ORP	Temp (C)	Specific Conductance	Nitrate + Nitrite (ppm)	Total Sulfate (ppm)	Dissolved Iron (ppm)	Manganese (ppb)
09/24/14	1.01	5.77	24	16.4	149	0.36	8.5	3.16	353
12/29/14	2.78	5.75	121	6.7	148	NS	NS	NS	NS
04/07/15	1.33	6.58	216	3.5	113	NS	NS	NS	NS
07/07/15	1.33	6.65	46	12.9	215.6	NS	NS	NS	NS
ENFORCEMENT STANDARD = ES - Bold						10	-	-	300
PREVENTIVE ACTION LIMIT = <i>PAL - Italics</i>						2	-	-	60

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

**A.7 Other
Radlinger Property
Slug Test Calculations**

MW-1

	ft/s	cm/s	m/yr
K	1.80E-05	5.49E-04	173.02
	sq ft/s	sq cm/s	
T	1.81E-04	1.68E-01	

MW-3

	ft/s	cm/s	m/yr
K	1.25E-05	3.81E-04	120.15
	sq ft/s	sq cm/s	
T	1.12E-04	1.04E-01	

MW-6

	ft/s	cm/s	m/yr
K	4.72E-05	1.44E-03	453.69
	sq ft/s	sq cm/s	
T	3.37E-04	3.13E-01	

Date	Elv. (High)	Elv. (Low)	Distance (ft)	Hyd Grad (I)
9/24/2014	1252.00	1249.00	130	0.0230769
12/29/2014	1250.00	1247.00	123	0.0243902
4/7/2015	1250.00	1247.00	120	0.0250000
7/7/2015	1250.00	1248.00	83	0.0240964
Average				0.0241409

	K (m/yr)	I	n	Flow Velocity (m/yr)
MW-1	173.02	0.0241409	0.3	13.92286
MW-3	120.15	0.0241409	0.3	9.66843
MW-6	453.69	0.0241409	0.3	36.50828

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 Soil Contamination

B.2.b Residual Soil Contamination

B.3 Groundwater Figures

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

B.3.b Groundwater Isoconcentration

B.3.c Groundwater Flow Direction

B.3.d Monitoring Wells

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.5 Structural Impediment Photos – **The on-site building is considered a structural impediment that interfered with the investigation.**

TOPO! map printed on 10/17/13 from "wisconsin.tpo" and "Untitled.tpg"
89°41.000' W WGS84 89°40.000' W

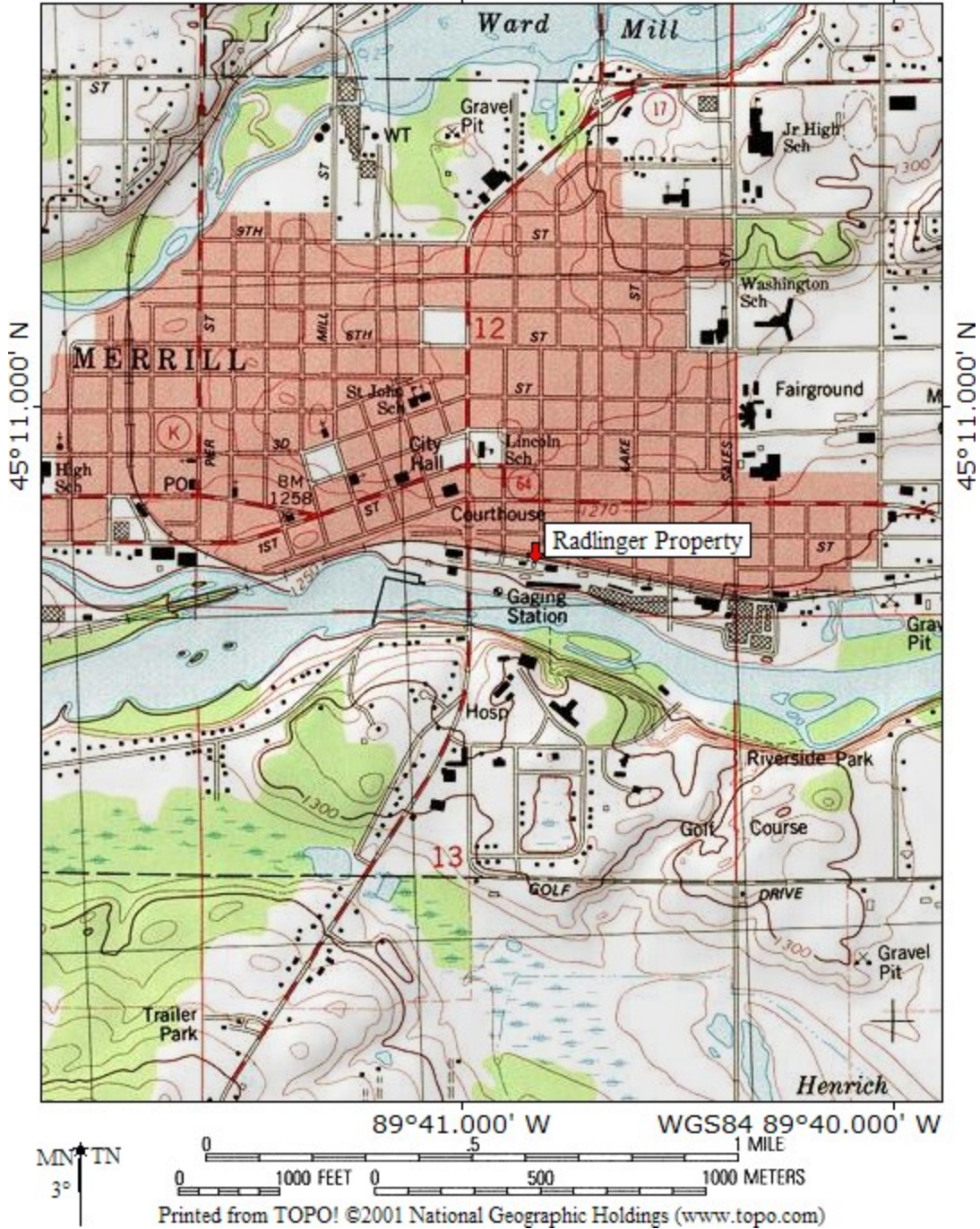
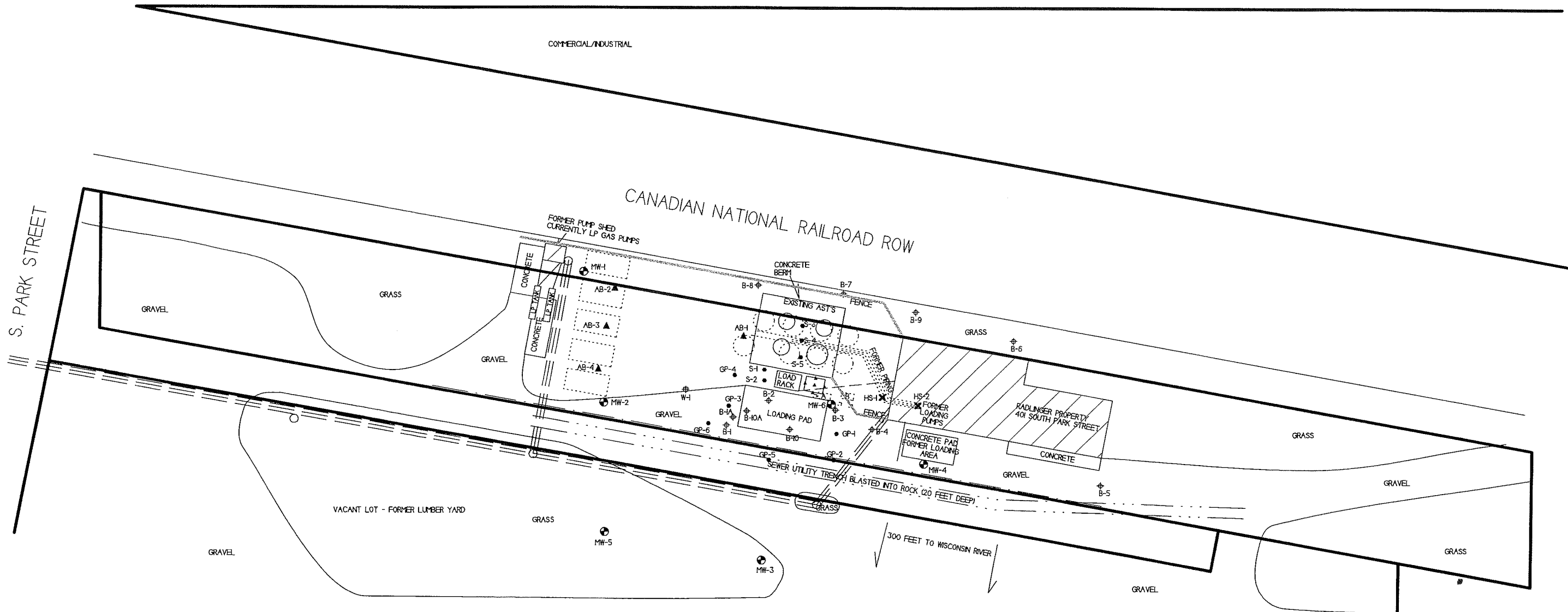


Figure B.1.a LOCATION MAP – CONTOUR INTERVAL 10 FEET
RADLINGER PROPERTY – MERRILL, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

LOGAN AVENUE

COMMERCIAL/INDUSTRIAL

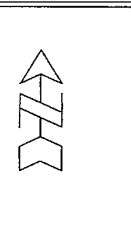


B.I.b DETAILED SITE MAP
RADLINGER PROPERTY



709 GILLETTE ST. STE 3
LACROSSE, WI 54601
Tel: (608) 781-8879
Fax: (608) 781-8893

MERRILL,
WISCONSIN
DRAWN BY: ED
DATE: 10/26/2005



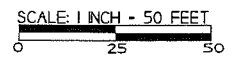
- ⊕ - SOIL BORING LOCATION (FERMANCH OIL - 1990)
- # - FORMER MONITORING WELL LOCATION (FERMANCH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ⊠ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊙ - MONITORING WELL LOCATION

- - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS
- - FORMER OIL PUMP HOUSE BASED ON SANBORN MAPS
- ⊠ - FORMER AST LOCATIONS (HORIZONTAL) BASED ON SANBORN MAPS AND AERIAL PHOTOGRAPHY

- ⊠ - FORMER AST (UNKNOWN CONTENTS) BASED ON FERMANCH OIL INVESTIGATION
- ⊠ - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANCH OIL INVESTIGATION
- ⊠ - FORMER PUMP LOCATION BASED ON FERMANCH OIL INVESTIGATION
- ⊠ - FORMER PIPE FILL VALVES BASED ON FERMANCH OIL INVESTIGATION

- - PROPERTY LINE
- - - - - SANITARY SEWER LINE
- - - - - WATER LINE
- - - - - UNDERGROUND ELECTRIC

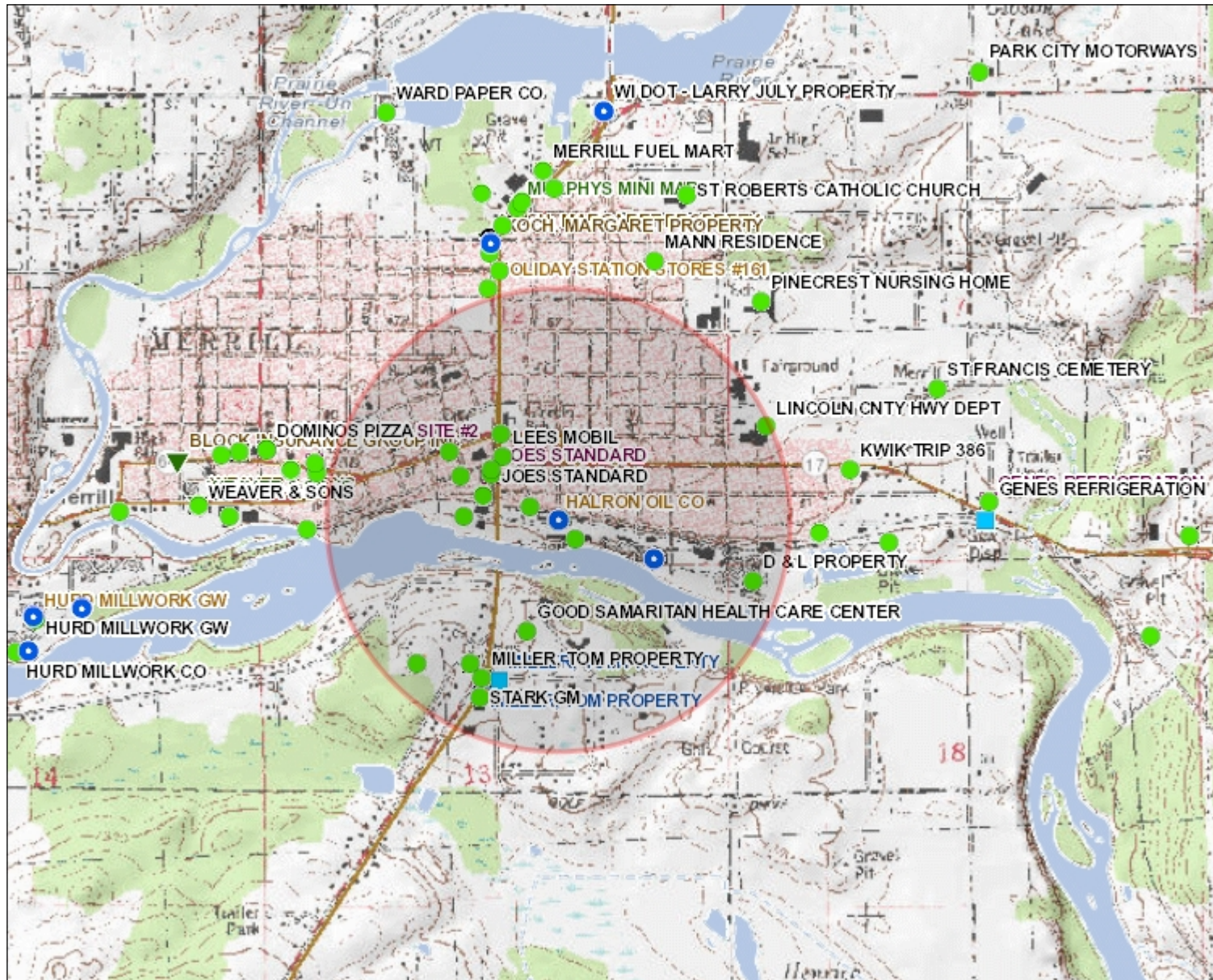
≡ ≡ ≡ - OVERHEAD ELECTRIC LINE



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



B.1.c RR Sites Map



Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Groundwater Contamination
- Soil Contamination
- Groundwater and Soil Contamination
- Contamination From Another Property
- ⬮ Dryclean Environmental Response Fund (DERF)
- Green Space Grant (2004-2009)
- Ready for Reuse
- Site Assessment Grant (2001-2009)
- State Funded Response
- ⬮ Sustainable Urban Development Zone (SUDZ)
- ▼ General Liability Clarification Letters
- ▼ Superfund NPL
- ▼ Voluntary Party Liability Exemption
- Rivers and Streams
- Open Water

Notes



NAD_1983_HARN_Wisconsin_TM

© Latitude Geographics Group Ltd.

1: 21,203

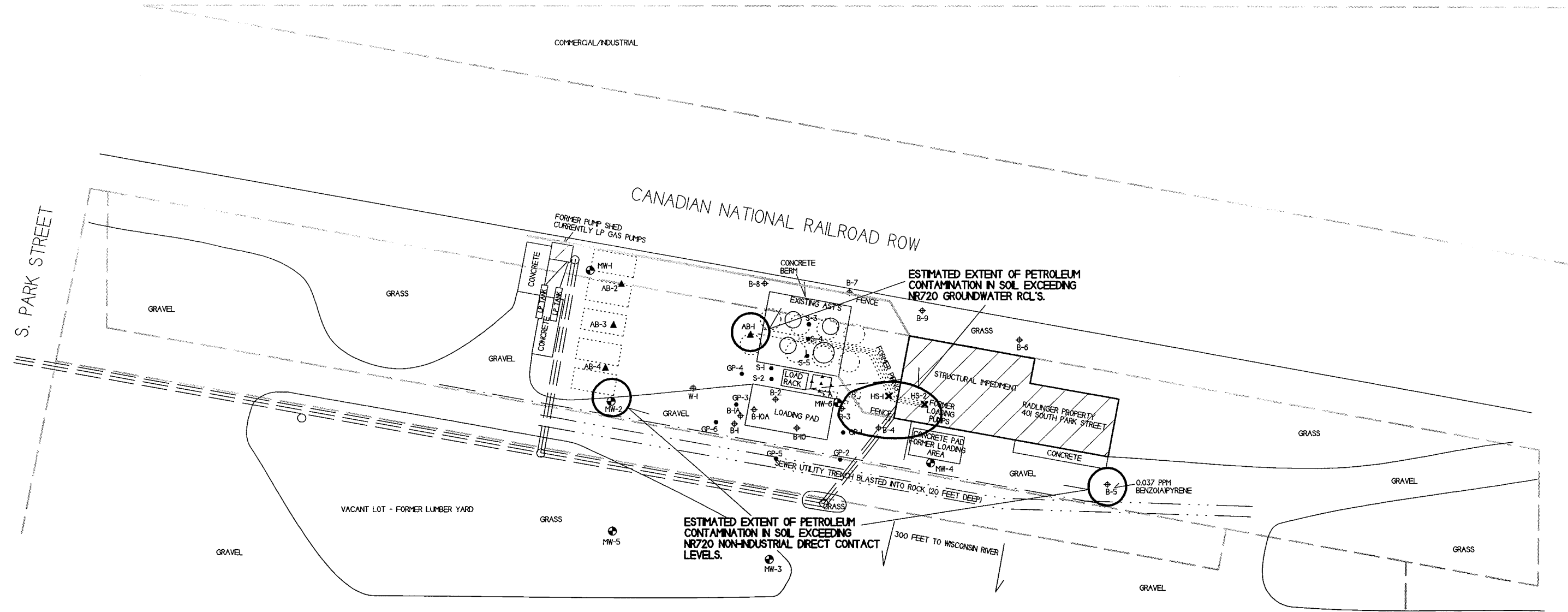


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Note: Not all sites are mapped.

LOGAN AVENUE

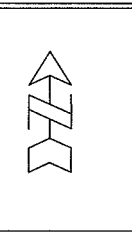
COMMERCIAL/INDUSTRIAL



B.2.a SOIL CONTAMINATION
RADLINGER PROPERTY

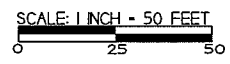
709 GILLETTE ST. STE 3
 LA CROSSE WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8893

MERRILL, WISCONSIN
 DRAWN BY: ED
 DATE: 10/15/2003



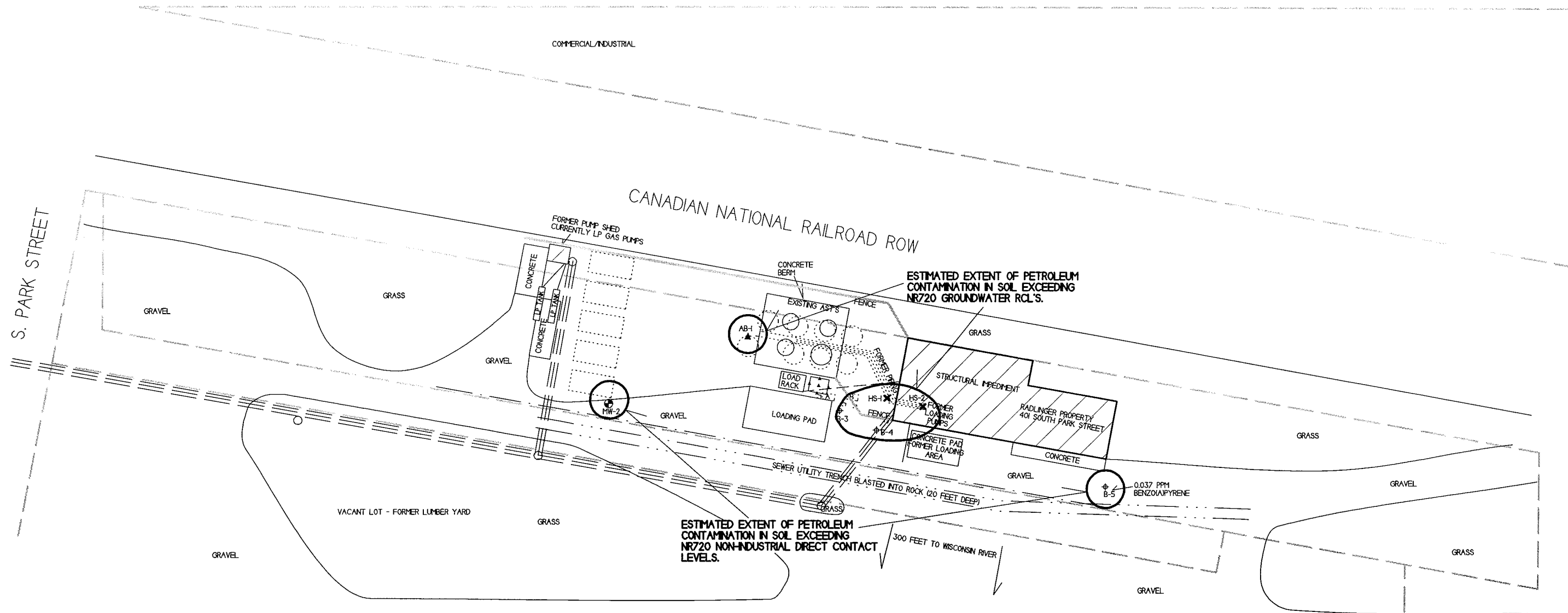
- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANICH OIL)
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- ⊠ - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANICH OIL INVESTIGATION
- ⊠ - FORMER PUMP LOCATION BASED ON FERMANICH OIL INVESTIGATION
- ⊠ - FORMER PIPE FILL VALVES BASED ON FERMANICH OIL INVESTIGATION
- ≡≡≡ - OVERHEAD ELECTRIC LINE

NOTE: SOIL BORINGS MW-2, B-5, HS-1 AND HS-2 SHOWED LEAD EXCEEDANCES ONLY.



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

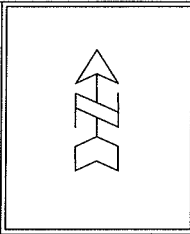
LOGAN AVENUE



B.2.b RESIDUAL SOIL CONTAMINATION
RADLINGER PROPERTY

799 GILLETTE ST. STE 3
 LA CROSSE, WI 54603
 TEL: (608) 781-8879
 FAX: (608) 781-8893

MERRILL, WISCONSIN
 DRAWN BY: ED
 DATE: 10/16/2013



- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANICH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ⊠ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊙ - MONITORING WELL LOCATION
- - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS
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- ⊠ - FORMER PUMP LOCATION BASED ON FERMANICH OIL INVESTIGATION
- ⊠ - FORMER PIPE FILL VALVES BASED ON FERMANICH OIL INVESTIGATION
- ≡ ≡ ≡ - OVERHEAD ELECTRIC LINE

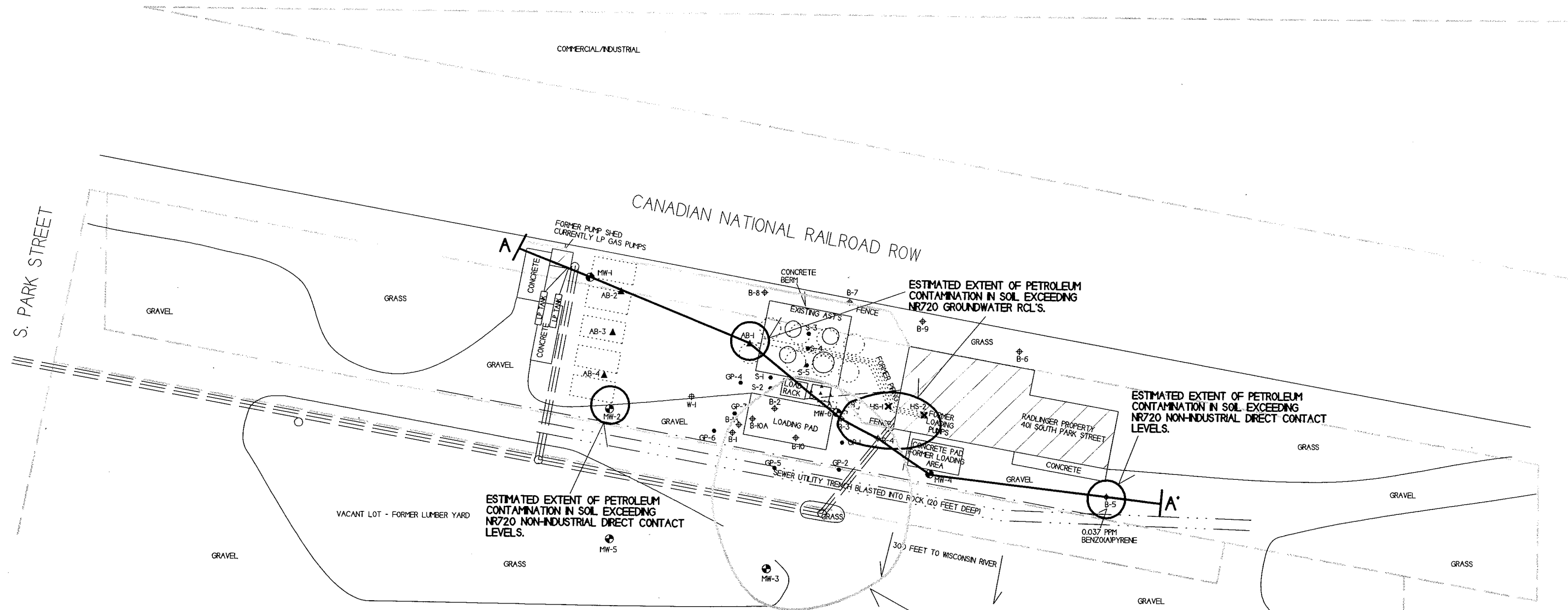
NOTE: SOIL BORINGS MH-2, B-5, HS-1 AND HS-2 SHOWED LEAD EXCEEDANCES ONLY.

SCALE: 1 INCH = 50 FEET
 0 25 50

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

LOGAN AVENUE

COMMERCIAL/INDUSTRIAL



B.3.a.1 GEOLOGIC CROSS SECTION FIGURE
RADLINGER PROPERTY

709 GILLETTE ST. STE 3
 LA CROSSE, WI 54603
 Tel. (608) 781-8879
 Fax. (608) 781-8893

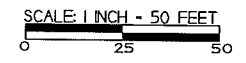
MERRILL, WISCONSIN
 DRAWN BY: ED
 DATE: 10/16/2003

- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANICH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ⊠ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS
- - FORMER OIL PUMP HOUSE BASED ON SANBORN MAPS
- ▭ - FORMER AST LOCATIONS (HORIZONTAL) BASED ON SANBORN MAPS AND AERIAL PHOTOGRAPHY

NOTE: SOIL BORINGS MW-2, B-5, HS-1 AND HS-2 SHOWED LEAD EXCEEDANCES ONLY.

- ⊠ - FORMER AST (UNKNOWN CONTENTS) BASED ON FERMANICH OIL INVESTIGATION
- ⊠ - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANICH OIL INVESTIGATION
- ⊠ - FORMER PUMP LOCATION BASED ON FERMANICH OIL INVESTIGATION
- ⊠ - FORMER PIPE FILL VALVES BASED ON FERMANICH OIL INVESTIGATION

≡≡≡ - OVERHEAD ELECTRIC LINE

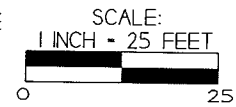


NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

B.3.a.2 GEOLOGIC CROSS SECTION FIGURE (CLOSE UP)
RADLINGER PROPERTY

METCO
709 GILLETTE ST. STE 3
LA CROSSE, WI 54603
Tel: (608) 781-3879
Fax: (608) 781-3893

MERRILL, WISCONSIN
DRAWN BY: ED
DATE: 10/16/2003



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

- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANICH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ▲ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊕ - MONITORING WELL LOCATION

○ - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS

□ - FORMER OIL PUMP HOUSE BASED ON SANBORN MAPS

□ - FORMER AST LOCATIONS (HORIZONTAL) BASED ON SANBORN MAPS AND AERIAL PHOTOGRAPHY

⊕ - FORMER AST (UNKNOWN CONTENTS) BASED ON FERMANICH OIL INVESTIGATION

⊕ - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANICH OIL INVESTIGATION

⊕ - FORMER PUMP LOCATION BASED ON FERMANICH OIL INVESTIGATION

⊕ - FORMER PIPE FILL VALVES BASED ON FERMANICH OIL INVESTIGATION

≡ ≡ ≡ ≡ ≡ ≡ - OVERHEAD ELECTRIC LINE

NOTE: SOIL BORINGS MW-2, B-5, HS-1 AND HS-2 SHOWED LEAD EXCEEDANCES ONLY.

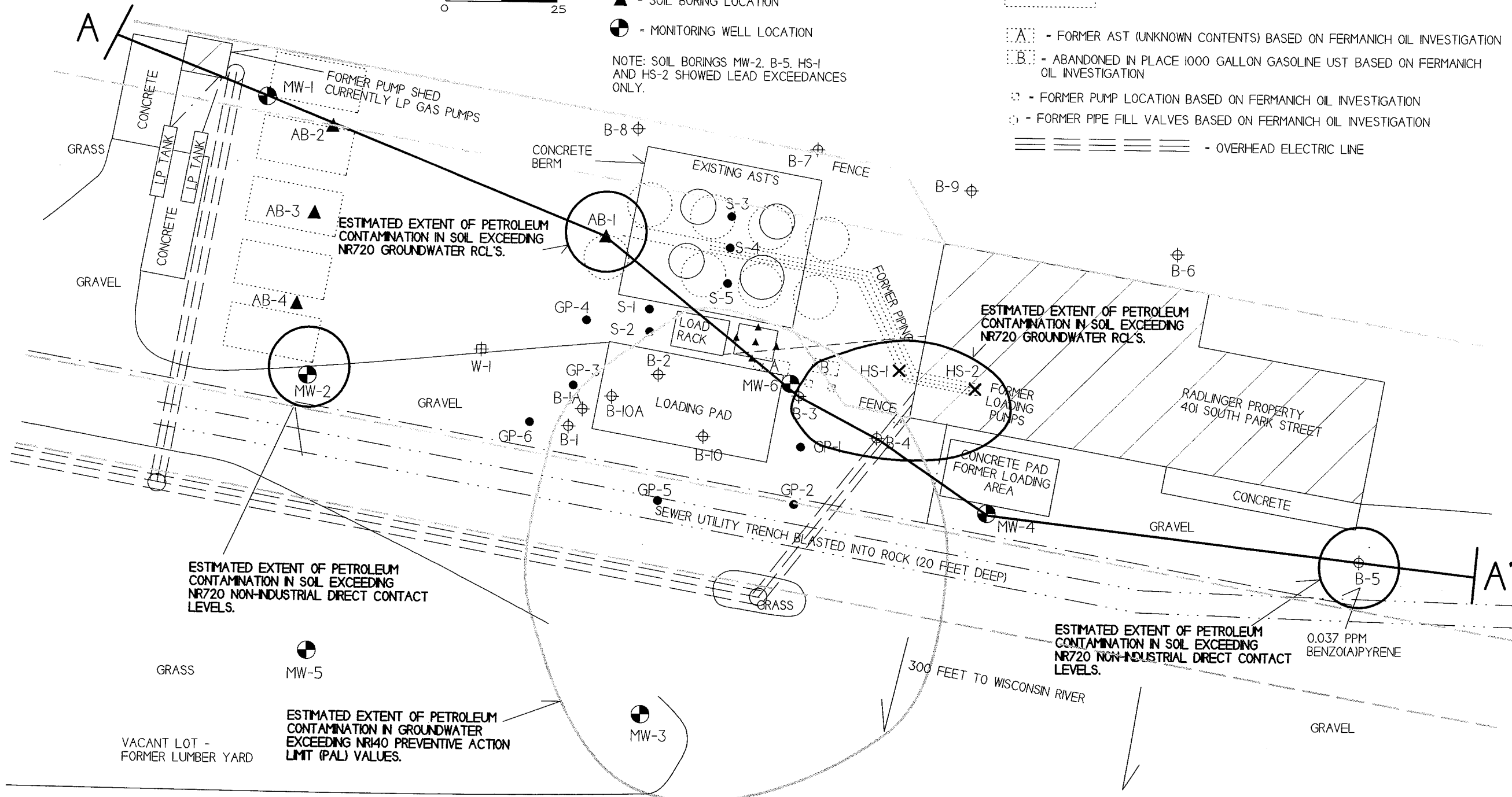


FIGURE B.3.a.3 GEOLOGIC CROSS SECTION FIGURE

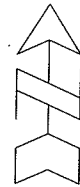
RADLINGER PROPERTY



709 Gillette St, Suite 3
La Crosse, WI 54603
Tel: (608) 781-8879
Fax: (608) 781-8893

MERRILL, WISCONSIN

DRAWN BY: JJ 9/14/15



- - MONITORING WELL LOCATION
- - SOIL SAMPLING LOCATION
- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- - SOIL SAMPLING LOCATION (FERMANICH OIL - 1990)
- ▲ - SOIL BORING LOCATION
- ✕ - SOIL SAMPLING LOCATION
- ▼ - WATERTABLE BASED ON MOST RECENT MEASUREMENTS
- - WATERTABLE BASED ON ALL TIME LOW MEASUREMENTS

HORIZONTAL SCALE:
1 INCH = 25 FEET

VERTICAL SCALE:
1 INCH = 5 FEET

INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

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

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

GROUNDWATER FLOW IS TOWARD THE SOUTHEAST.

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

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

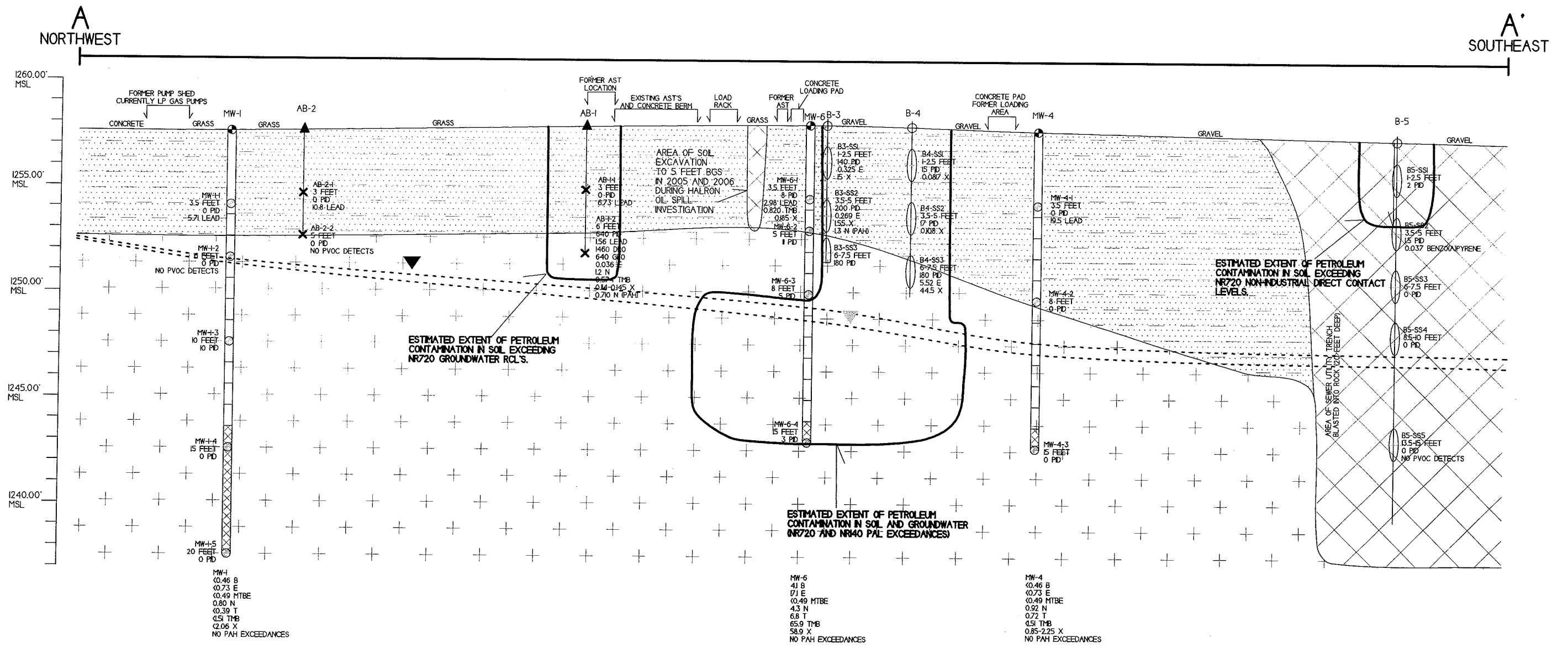
NOTE: SOIL AND GROUNDWATER SAMPLE DATA IS BASED ON LABORATORY RESULTS FROM SAMPLES COLLECTED DURING THE FOLLOWING EVENTS:

- GEOPROBE PROJECT (FERMANICH) (3/5-6/90)
- EXCAVATION PROJECT (HARLON OIL SPILL) (1/4/06)
- DRILLING PROJECT (5/27-28/14)
- ROUND 4 GROUNDWATER SAMPLING (7/7/15)

TAN TO BROWN TO RED SILTY/CLAYEY SAND TO SAND WITH GRAVEL AND SOME COBBLES (TILL)

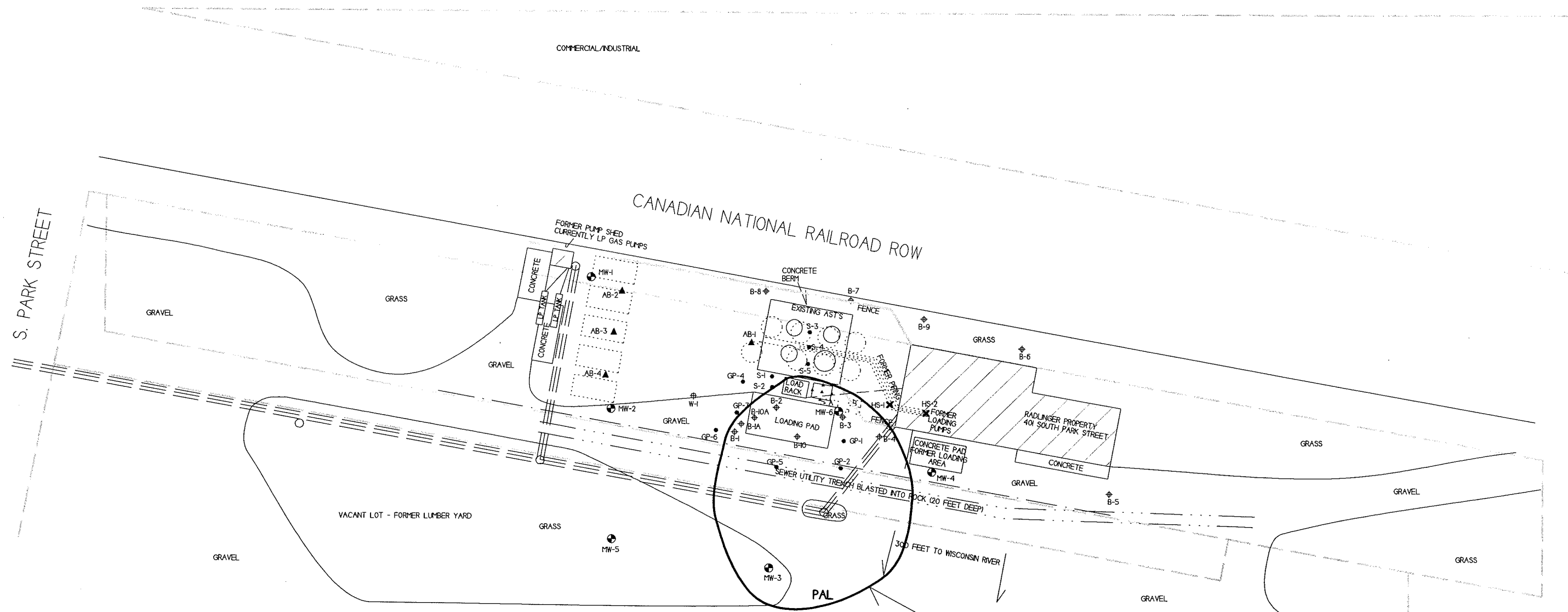
GRAY TO WHITE TO BLACK GRANITE BEDROCK

FILL MATERIAL



LOGAN AVENUE

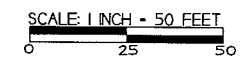
COMMERCIAL/INDUSTRIAL



ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT (PAL) VALUES.

B.3.b GROUNDWATER ISOCONCENTRATION	
RADLINGER PROPERTY	
<p>709 GILLETTE ST. STE 3 LA CROSSE WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8873</p>	<p>MERRILL, WISCONSIN</p> <p>DRAWN BY: ED DATE: 10/16/2003</p>

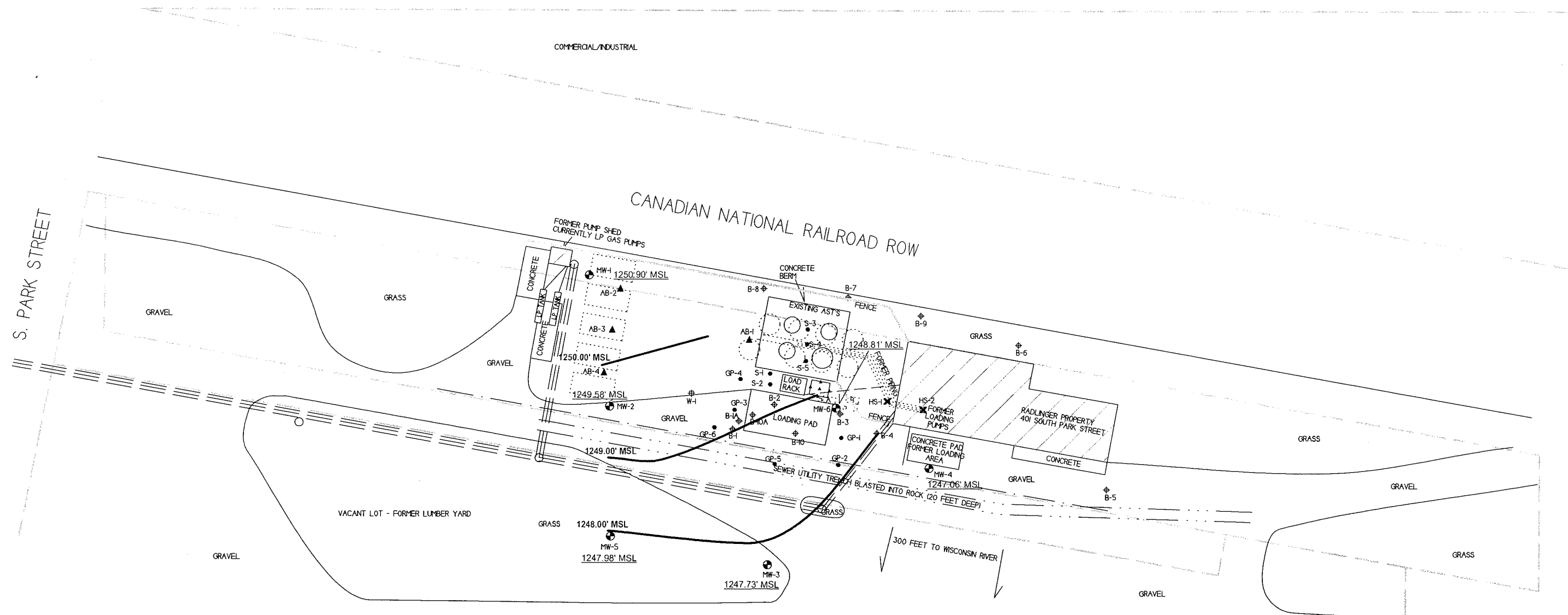
- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANICH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ⊕ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS
- - FORMER OIL PUMP HOUSE BASED ON SANBORN MAPS
- - FORMER AST LOCATIONS (HORIZONTAL) BASED ON SANBORN MAPS AND AERIAL PHOTOGRAPHY
- ⊕ - FORMER AST (UNKNOWN CONTENTS) BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - FORMER PUMP LOCATION BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - FORMER PIPE FILL VALVES BASED ON FERMANICH OIL INVESTIGATION
- ≡≡≡ - OVERHEAD ELECTRIC LINE



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

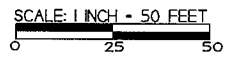
LOGAN AVENUE

COMMERCIAL/INDUSTRIAL



<p>B.3.c GROUNDWATER FLOW DIRECTION (7/7/15)</p> <p>RADLINGER PROPERTY</p>	
<p>709 GILLETTE ST. STE. 3 LA CROSSE WI 54603 Tel: (608) 781-8879 Fax: (608) 781-8893</p>	<p>MERRILL WISCONSIN</p> <p>DRAWN BY: ED DATE: 10/16/2005</p>

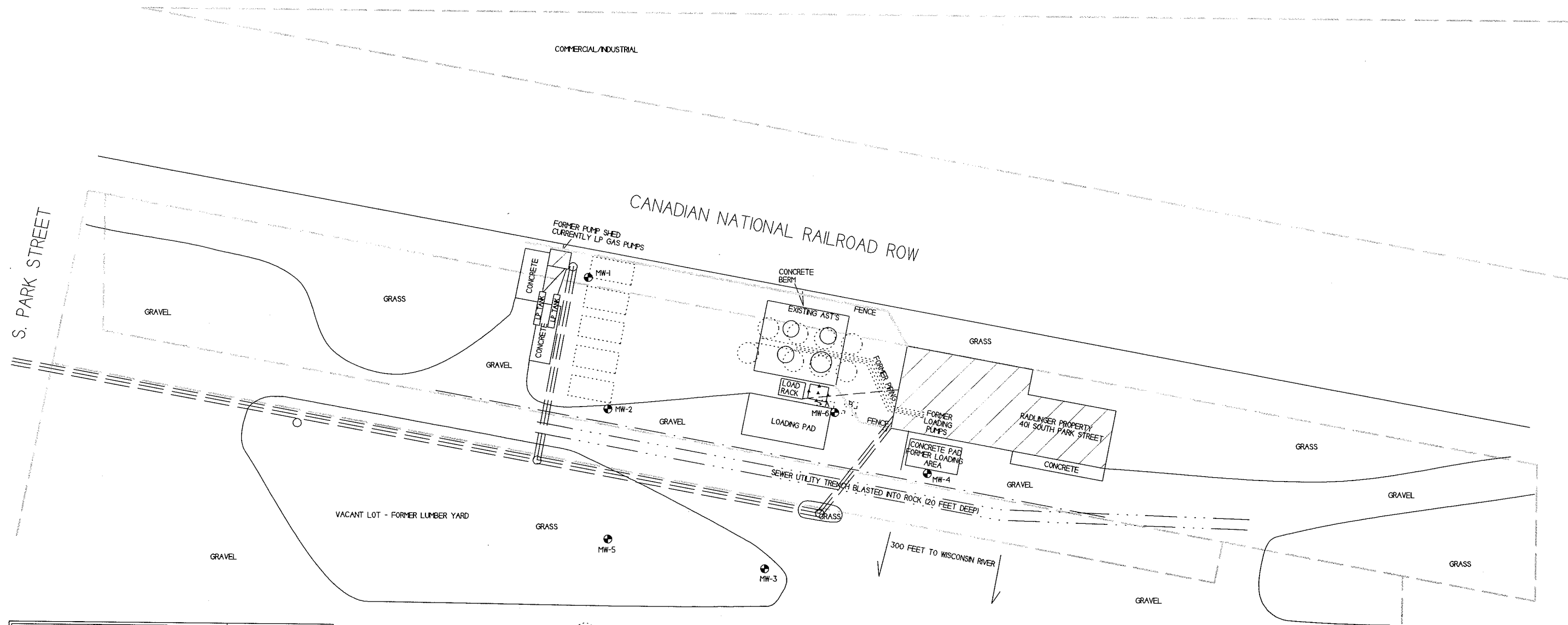
- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANICH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ⊠ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊙ - MONITORING WELL LOCATION
- - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS
- - FORMER OIL PUMP HOUSE BASED ON SANBORN MAPS
- ▭ - FORMER AST LOCATIONS (HORIZONTAL) BASED ON SANBORN MAPS AND AERIAL PHOTOGRAPHY
- ⌈A⌋ - FORMER AST (UNKNOWN CONTENTS) BASED ON FERMANICH OIL INVESTIGATION
- ⌈B⌋ - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANICH OIL INVESTIGATION
- ⌈P⌋ - FORMER PUMP LOCATION BASED ON FERMANICH OIL INVESTIGATION
- ⌈V⌋ - FORMER PIPE FILL VALVES BASED ON FERMANICH OIL INVESTIGATION
- ≡≡≡ - OVERHEAD ELECTRIC LINE



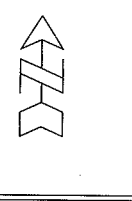
NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER

LOGAN AVENUE

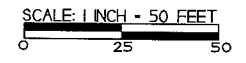
COMMERCIAL/INDUSTRIAL



B.3.d MONITORING WELLS	
RADLINGER PROPERTY	
<p>709 GILLETTE ST. STE 3 LA CROSSE, WI 54603 Tel: (608) 781-8878 Fax: (608) 781-8893</p>	<p>MERRILL WISCONSIN</p> <p>DRAWN BY: ED DATE: 10/16/2005</p>



- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANICH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ⊕ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊕ - MONITORING WELL LOCATION - PROPOSED TO BE ABANDONED
- - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS
- - FORMER OIL PUMP HOUSE BASED ON SANBORN MAPS
- - FORMER AST LOCATIONS (HORIZONTAL) BASED ON SANBORN MAPS AND AERIAL PHOTOGRAPHY
- ⊕ - FORMER AST (UNKNOWN CONTENTS) BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - FORMER PUMP LOCATION BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - FORMER PIPE FILL VALVES BASED ON FERMANICH OIL INVESTIGATION
- ≡≡≡ - OVERHEAD ELECTRIC LINE



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

B.5 Structural Impediment Photo



B.5 Structural Impediment Photo



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>



Attachment C/Documentation of Remedial Action

C.1 Site Investigation documentation – All site investigation activities are documented in the Site Investigation Report, which is being submitted concurrently with this case closure request.

C.2 Investigative waste

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> - Residual Contaminant Levels (RCLs) were established in accordance with NR720.10 and NR720.12. Soil RCLs for the protection of the groundwater pathway and for non-industrial direct contact were taken from the RR programs RCL spreadsheet.

C.4 Construction documentation – No Remedial actions and/or interim actions specified in s.NR724.01(1) occurred at this site.

C.5 Decommissioning of Remedial Systems – No remedial systems were installed as part of this site investigation.

C.6 Other – Not applicable

Attachment D/Maintenance Plan(s)

D.1 Descriptions 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.2 Location map(s) which show(s)

D.3 Photographs

D.4 Inspection log

D.1 Description of Maintenance Action(s)

CAP MAINTENANCE PLAN

October 26, 2015

Property Located at:
401 South Park Street
Merrill, WI 54452

WDNR BRRTS# 02-35-557756

TAX KEY# 25131061320120

Introduction

This document is the Maintenance Plan for a gravel/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 cap occupying the area over the contaminated groundwater plume or soil on-site.

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

- The case file in the DNR Northern regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites):
<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination and
- The DNR project manager for Lincoln County.

Description of Contamination

Soil contaminated by Polynuclear Aromatic Hydrocarbons (PAHs) is located at a depth of 3.5-5 feet below ground surface (bgs) in the area of soil boring B-5, off of the southeast corner of the on-site building. Soil contaminated by Lead is located at a depth of 3.5 feet bgs in the area of the former AST systems (MW-2) to the southeast of the former pump shed. The extent of the soil contamination is shown on Attachment D.2.

Description of the Cap to be maintained

The Cap consist of a gravel area encompassing B-5, and a gravel/grass area encompassing MW-2, as shown on Attachment D.2.

Cover Barrier Purpose

The gravel/grass cap over the contaminated soil serves 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 gravel/grass cap overlying the contaminated soil and as depicted in Attachment D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration and other potential problems that can cause exposure to underlying 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 Form 4400-305 Continuing Obligations and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. 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.

Note: The WDNR may, in some instances, require in the case closure letter that the inspection log be submitted at least annually after every inspection. If the case closure letter requires that, then a copy of the inspection log must be submitted to the WDNR at least annually after every inspection.

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 direct contact exposure 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 gravel/grass cap overlying the contaminated soil plume is removed or replaced, the replacement barrier must be equally impervious. 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 gravel/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 gravel/grass cap is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 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.

Contact Information

October 2015

Current Site Owner and Operator:

Rick Granato
1705 Mathews St.
Merrill, WI 54452
(715)-536-1740

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:

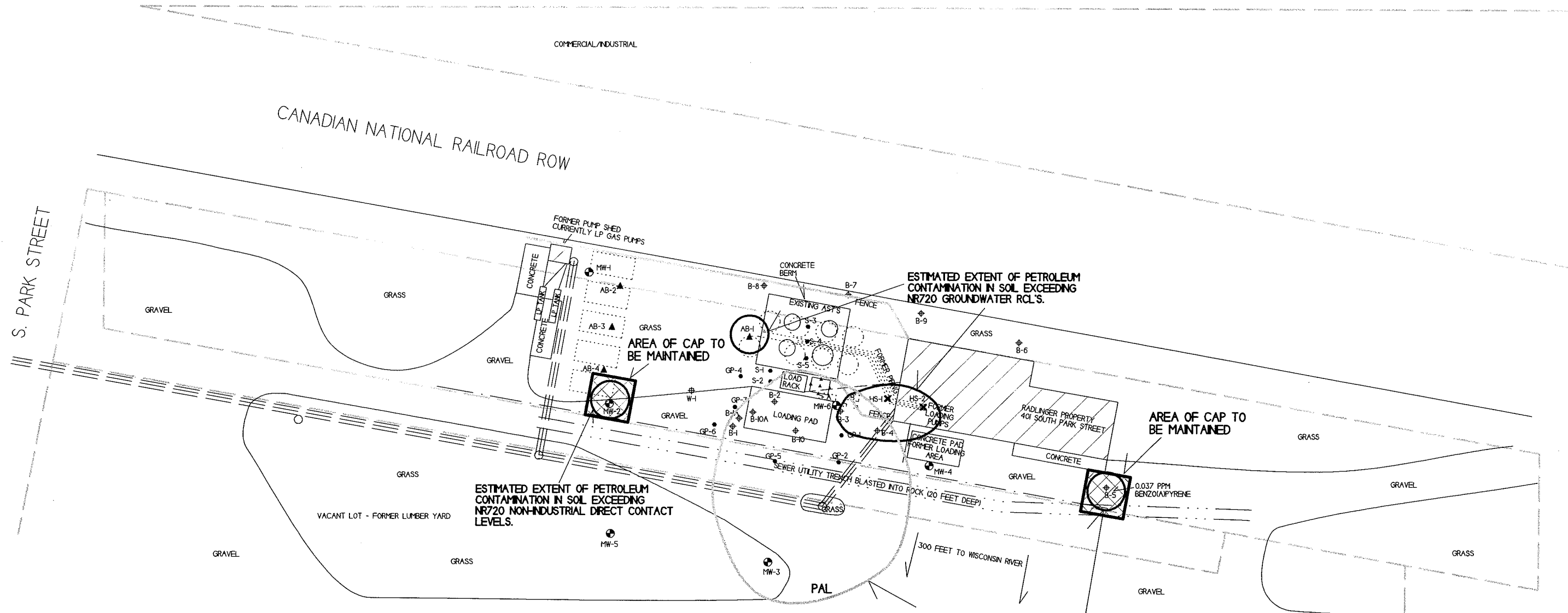
Carrie Stoltz
107 Sutliff Ave.
Rhineland, WI 54501
(715) 365-8942

LOGAN AVENUE

COMMERCIAL/INDUSTRIAL

CANADIAN NATIONAL RAILROAD ROW

S. PARK STREET



D.2 LOCATION MAP
RADLINGER PROPERTY

709 GILLETTE ST. STE 3
 LA CROSSE, WI 54603
 Tel: (608) 781-8879
 Fax: (608) 781-8893

MERRILL, WISCONSIN
 DRAWN BY: ED
 DATE: 12/16/2003

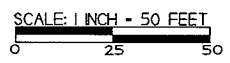
METCO
 License through Wisconsin

- ⊕ - SOIL BORING LOCATION (FERMANICH OIL - 1990)
- ⊕ - FORMER MONITORING WELL LOCATION (FERMANICH OIL)
- - SOIL BORING LOCATION (HALRON OIL SPILL INVESTIGATION)
- ⊕ - AREA OF SOIL EXCAVATIONS (5 FEET BGS) AND CONFIRMATION SOIL SAMPLING LOCATIONS IN 2005 AND 2006 DURING HALRON OIL SPILL INVESTIGATION
- ✕ - HAND AUGER BORING LOCATION
- ▲ - SOIL BORING LOCATION
- ⊕ - MONITORING WELL LOCATION
- - FORMER AST LOCATIONS (VERTICAL) BASED ON SANBORN MAPS, AERIAL PHOTOGRAPHY, AND PREVIOUS INVESTIGATIONS
- - FORMER OIL PUMP HOUSE BASED ON SANBORN MAPS
- - FORMER AST LOCATIONS (HORIZONTAL) BASED ON SANBORN MAPS AND AERIAL PHOTOGRAPHY
- ⊕ - FORMER AST (UNKNOWN CONTENTS) BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - ABANDONED IN PLACE 1000 GALLON GASOLINE UST BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - FORMER PUMP LOCATION BASED ON FERMANICH OIL INVESTIGATION
- ⊕ - FORMER PIPE FILL VALVES BASED ON FERMANICH OIL INVESTIGATION
- ≡≡≡ - OVERHEAD ELECTRIC LINE

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN GROUNDWATER EXCEEDING NR140 PREVENTIVE ACTION LIMIT (PAL) VALUES.

ESTIMATED EXTENT OF PETROLEUM CONTAMINATION IN SOIL EXCEEDING NR720 NON-INDUSTRIAL DIRECT CONTACT LEVELS.

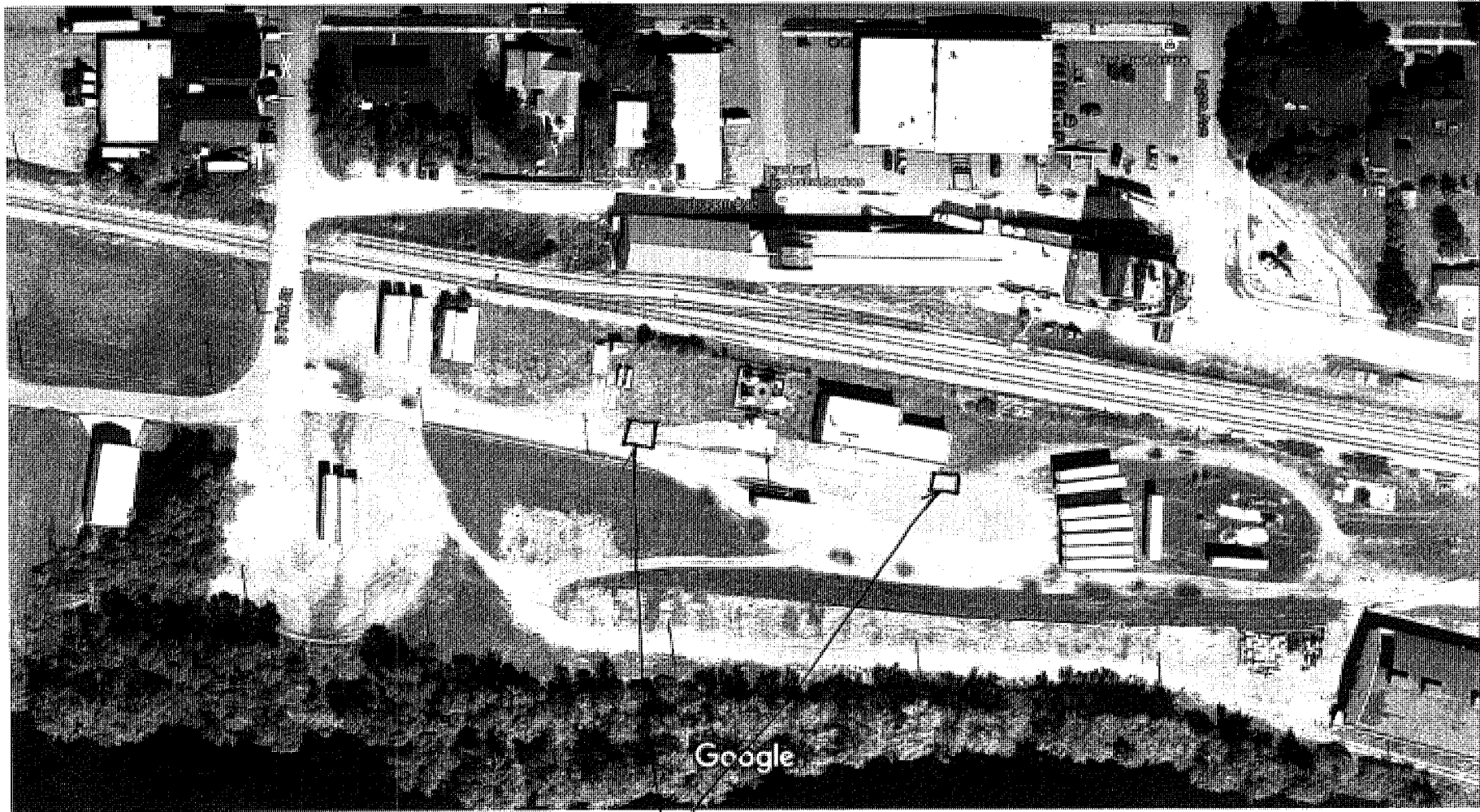
NOTE: SOIL BORINGS MW-2, HS-1 AND HS-2 SHOWED LEAD EXCEEDANCES ONLY.



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

D.3 Photographs

Google Maps 45°10'44.3"N 89°40'49.1"W



imagery ©2015 Google, Map data ©2015 Google 50 ft

Area of Cap to be maintained

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) Page 1 of 2

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 Radlinger Property	BRRTS No. 02-35-557756
---	----------------------------------

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?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			○ Y ○ N	○ Y ○ N

Attachment E/Monitoring Well Information

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

Attachment F/Source Legal Documents

F.1 Deeds – Source Property

F.2 Certified Survey Map – There is no certified survey map or plat map for this property. Therefore, a map is not included (see attached email).

F.3 Verification of Zoning

F.4 Signed Statement

F.1 Deed - Source Property



State Bar of Wisconsin Form 2-2003 WARRANTY DEED

499628

Document Number

Document Name

SARAH L. KOSS
LINCOLN COUNTY, WI
REGISTER OF DEEDS

01/03/2013 10:25:08AM

REC FEE: 30.00
TRANSFER FEE: 60.00
PAGES: 2

THIS DEED, made between Roman Radlinger and Ruth H. Radlinger, husband and wife, as joint tenants with right of survivorship, Parcel 1; and Roman Radlinger and Ruth Radlinger, husband and wife, Parcel 2
("Grantor," whether one or more), and **Rick J. Granato and Patricia A. Granato, husband and wife, as survivorship marital property**

("Grantee," whether one or more).
Grantor for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Lincoln County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

SEE ATTACHED DESCRIPTION

Recording Area

Name and Return Address

Lincoln County Abstract
705 East Main Street
Merrill, WI 54452

330.00 PD

CU # 56398

TRANSFER

\$ 60.00
FEE

251-3106-132-0120 &
251-3106-132-0118

Parcel Identification Number (PIN)

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

12-25-12

Exceptions to warranties:

municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, streets and/or roads, right-of-ways, recorded reservations, and other recorded easements, if any.

Dated December 28, 2012

(SEAL) * _____

(SEAL) * _____

(SEAL) Roman Radlinger (SEAL)
* Roman Radlinger

(SEAL) Ruth Radlinger (SEAL)
* Ruth Radlinger a/k/a Ruth H. Radlinger

AUTHENTICATION

Signature(s) _____

authenticated on _____

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

THIS INSTRUMENT DRAFTED BY:
Robert R. Russell of Russell Law Office,
A Limited Liability S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
LINCOLN COUNTY)

Personally came before me on December 28, 2012,
the above-named Roman Radlinger and Ruth Radlinger a/k/a Ruth H. Radlinger
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Nicole M. Bohde
Notary Public, State of WISCONSIN
My commission (is permanent) (expires: 12-7-16)

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

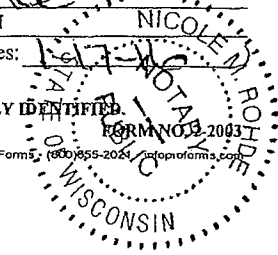
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

*Type name below signatures.

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INFO-PRO™ Legal Forms, (800) 855-2024, info@proforms.com



RADLINGER TO GRANATO DESCRIPTION

Parcel 1:

A part of the corridor of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Twelve (12), Township Thirty-one (31) North, Range Six (6) East, City of Merrill, Lincoln County, Wisconsin, more particularly described as follows:

Beginning at the intersection of the Southerly extension of the East Line of Park Street and a line 40.0 feet Southerly of and parallel with the center line of the main railroad track of the Wisconsin Central Ltd.; thence Easterly along said parallel line a distance of 695.0 feet, more or less, to a point on the Southerly extension of the West Line of Van Rensselaer Street; thence Southerly along said West Line a distance of 65.0 feet, more or less, to a point on the line, 103.5 feet Southerly of and parallel with the centerline of said main railroad track, being the South Line of said corridor; thence Westerly along the last said parallel line a distance of 695.0 feet, more or less, to a point on the Southerly extension of the East Line of Park Street; thence Northerly along the East Line of Park Street a distance of 65.0 feet, more or less, to the POINT OF BEGINNING.

Parcel 2:

A part of Government Lot Four (4), Section Twelve (12), Township Thirty-one (31) North, Range Six (6) East, City of Merrill, Lincoln County, Wisconsin, described as follows:

Commencing at the intersection of the prolongation of the East line of Park Street of the Plat of John Phelps and T.B. Scott Addition to the City of Merrill, and the South line of the C.M. St. P. & P. R. R. Company's right-of-way; and running thence South 79 degrees 50' East on the said right-of-way line 541 feet to a 1/4" iron; thence South 10 degrees 10' West 20 feet; thence North 79 degrees 50' West 563.12 feet; then North 10 degrees 34' East 20 feet to a 1/4" iron on the East line of Park Street; thence continuing North 10 degrees 34' East on the East line of Park Street 63.83 feet to a 1/4" iron; thence South 79 degrees 50' East 8.38 feet; thence South 0 degrees 0' 65 feet to the PLACE OF COMMENCEMENT.

Subject: RE: JJ Radlinger Property Copy of CSM Or Plat Map
From: Sarah Koss <SKoss@co.lincoln.wi.us>
Date: 10/23/2015 2:33 PM
To: 'Diana' <dianajs@metcohq.com>

Hello Diana,

There is no CSM or Plat recorded in this office for the attached legal description.

Sarah Koss

From: Diana [mailto:dianajs@metcohq.com]
Sent: Friday, October 23, 2015 2:24 PM
To: Sarah Koss
Subject: JJ Radlinger Property Copy of CSM Or Plat Map

Can you tell me what the CSM # or Plat and Plat # is for the attached property so that I can buy it on Tapestry?

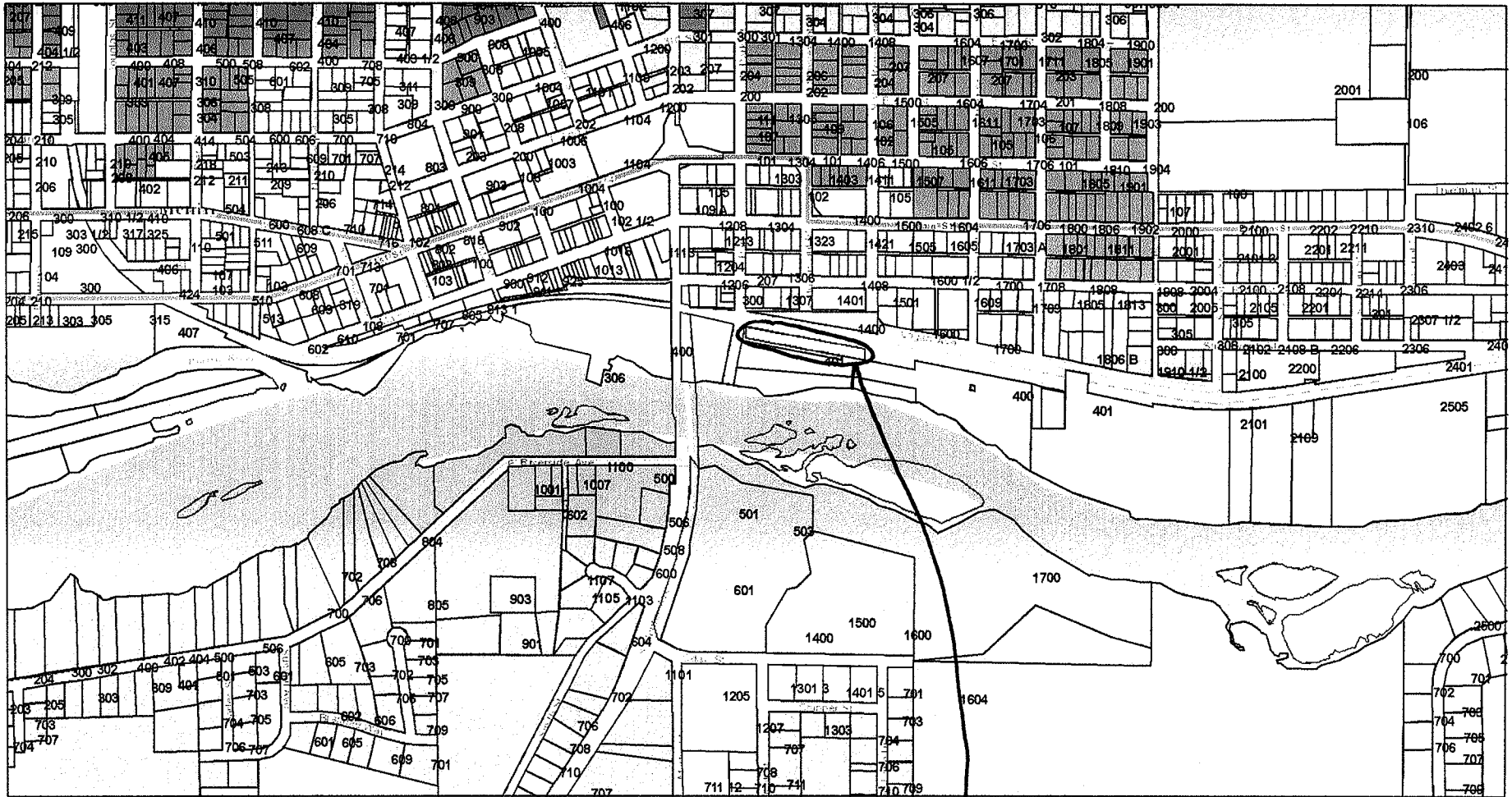
Thank you,














METCO - Environmental Program Assistant
dianajs@metcohq.com / 608.781.8879
709 Gillette Street - Suite 3, La Crosse WI 54603
www.metcohq.com

F.3 Verification of Zoning

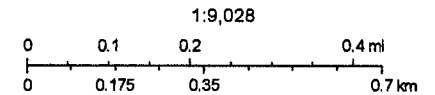
Merrill Zoning



October 12, 2015

- | | |
|--|---|
|  Business |  Residential 5 |
|  Industrial |  Thoroughfare Commercial |
|  Park Recreation and Public |  Extraterritorial |
|  Residential 1 |  City Parcels |
|  Residential 3 |  City Boundary |
|  Residential 4 | |

source
property



Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

F.4. Signed Statement

WDNR BRRTS Case #: 02-35-557756

WDNR Site Name: Radlinger Property

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:

RICK GRANATO
(print name/title)


(signature) 11/24/2015
(date)

Attachment G/Notification to Owners of Impacted Properties

There are no impacts to any other properties.