



August 8, 2003

Terri Baldwin -Tilton
The Hide A Way Bar
PO Box 240 A
Hurley, WI 54534

RE: **Final Closure**

Commerce # 54536-9998-20 **WDNR BRRTS # 03-26-227219**
Hide A Way Bar, 7820 W Hwy 77, Iron Belt

Dear Ms. Baldwin -Tilton:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-2515.

Sincerely,

A handwritten signature in black ink, appearing to read 'David E. Blair', is written over a light blue horizontal line.

David E. Blair
Hydrogeologist
Site Review Section

cc: Rachel M. Fields, Envirogen Inc
Mr. David Baldwin
Case File



June 25, 2003

Terri Baldwin-Tilton
The Hide A Way Bar
PO Box 240 A
Hurley, WI 54534

RE: **Conditional Case Closure**

Commerce # 54536-9998-20 **WDNR BRRTS # 03-26-227219**
Hide A Way Bar, 7820 W Hwy 77, Iron Belt

Dear Ms. Baldwin-Tilton:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Envirogen Inc, for the site referenced above. It is understood that residual soil and groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

During one of the final groundwater sampling events conducted on May 24, 2001, the preventive action limit (PAL) for benzene was exceeded at monitoring well MW-5, at 1.8 parts per billion. Commerce is issuing a PAL exemption, per NR 140.28(2), Wis. Adm. Code, for benzene at the referenced property/right-of-way.

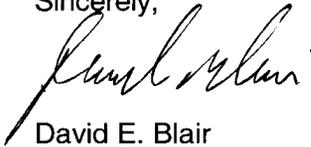
The following conditions must be satisfied to obtain final closure:

- A soil deed restriction must be placed on the property deed addressing residual petroleum impacts to soil on the above-mentioned property. This deed restriction will require that an impermeable cap be maintained over a specified area to prevent direct contact to petroleum contaminated soil as well as to prevent further migration of residual petroleum contamination to the groundwater. For case closure, Commerce will need a copy of the deed restriction containing the County Register of Deeds' recording information. **Commerce requires that a site map indicating where the cap will be maintained and the maintenance plan for the cap be attached to the deed restriction prior to recording.** With one correction, the deed restriction and associated site map and maintenance plan your consultant has provided would be sufficient to satisfy this requirement. The deed restriction supplied by your consultant states "...infiltration rate of 10^{-7} cm/sec or less,.." in two separate places, these will need to be changed to "...infiltration rate of 10^{-7} cm/sec or less,..." prior to recording.
- All eight monitoring wells must be properly abandoned. The appropriate documentation must be forwarded to the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-2515.

Sincerely,



David E. Blair
Hydrogeologist
Site Review Section

cc: Rachel Fields, Envirogen, Inc.
Case File

123844

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

VOL 232

FEE # 77.25(17)
EXEMPT

PAGE 261

This Deed, made between TERRI L. BALDWIN TILTON Grantor, and DAVID K. BALDWIN JR. Grantee.

REGISTER'S OFFICE
IRON COUNTY, WIS.
Received for Record the 22 day of May 2001 at 1:00 o'clock P. M. and duly recorded in Vol. 232 of Records on Page 261
[Signature]
Register of Deeds

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Iron County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):
A parcel of land in the SW 1/4 of the SE 1/4, Section 2, T45N, R1E, described as follows: Beginning at a point on the Westerly projection of the North side of Jefferson Street of the Village of Iron Belt, 60 feet from the Southwest corner of Block 2 of said Village; thence Westerly along said projection of the North side of Jefferson Street 120 feet; thence at right angles Northerly parallel to the West line of Jackson Street 150 feet; thence Easterly at right angles and parallel to the North line of Jefferson Street 120 feet more or less to the Westerly line of Jackson Street; thence at right angles Southerly 150 feet along the West line of Jackson Street to the North line of Jefferson Street, the POINT OF BEGINNING.

This deed is in Satisfaction of Land Contract recorded in Vol. 228 on pages 201-202.

Recording Area
Name and Return Address
David K. Baldwin Jr.
Rt. , Box 240A
Hurley, WI 54547

Together with all appurtenant rights, title and interests.

10 -769-0200
Parcel Identification Number (PIN)
This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except all oil, ores and mineral interests of record and subject to any mining and development rights, thereto.

Date this 22 day of May, 2001.

Terri L. Baldwin Tilton
*TERRI L. BALDWIN TILTON

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____ ,

Notary Public
State of Wisconsin
ROBERT TRACZYK

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

THIS INSTRUMENT WAS DRAFTED BY
Terri L. Baldwin Tilton

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

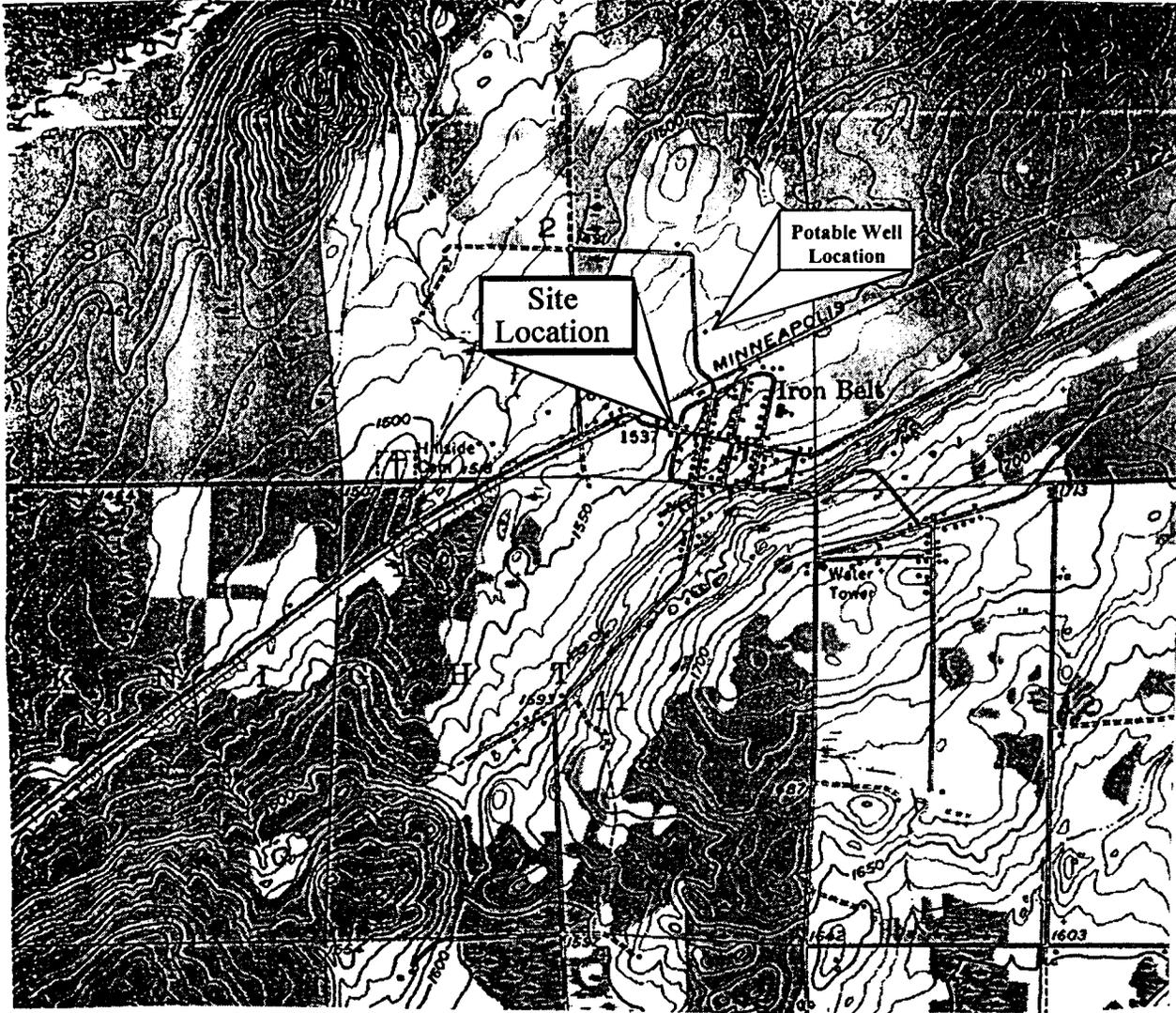
ACKNOWLEDGMENT

STATE OF WISCONSIN)
Iron County) ss.

Personally came before me this 22 day of May, 2001, the above named Terri L. Baldwin Tilton to me known to be the person _____ who executed the foregoing instrument and acknowledged the same.

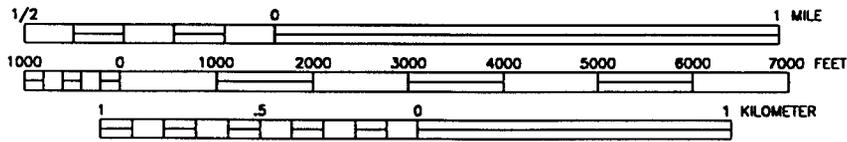
Robert Traczyk
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: Jan 19, 2003) 2003 RT

*Names of persons signing in any capacity must be typed or printed below their signature.



(USGS [1956] 1981)
IRON BELT QUADRANGLE

SCALE
1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

1285 Rudy Street
Onalaska, Wisconsin 54650

SITE LOCATION MAP

HIDE-A-WAY BAR SITE
IRON BELT, WISCONSIN

FIGURE NO.

1

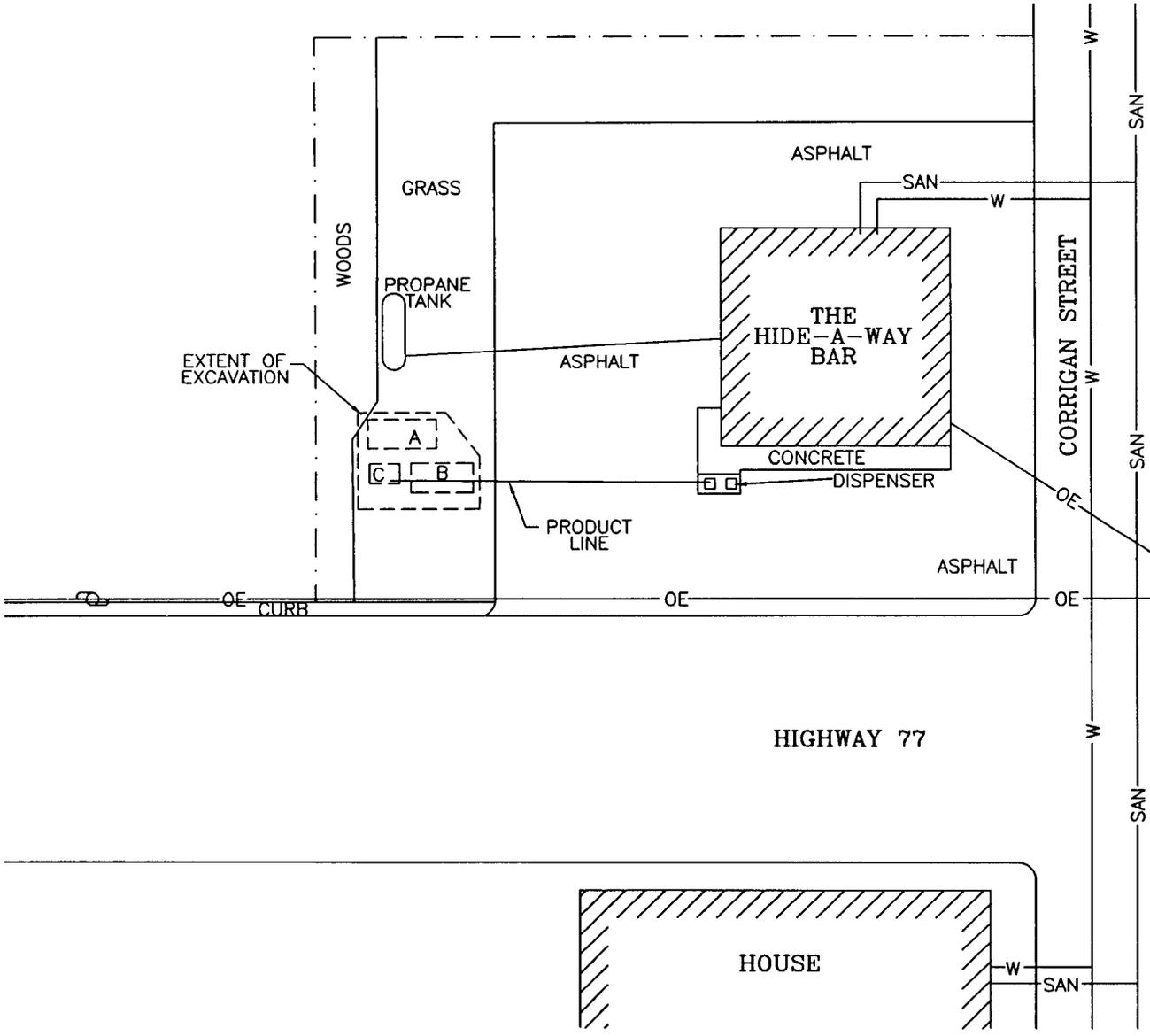
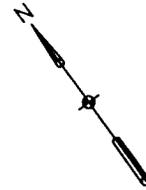
DRAWING NO. 990308L1
DRAWN BY: RRT
CHECKED BY: 10/03/01
APPROVED BY:
REVISIONS:
ENGINEER: DATE
ENGINEER: DATE

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- ⊕ UTILITY POLE
- OE— OVERHEAD ELECTRIC
- SAN— SANITARY SEWER
- W— WATER LINE

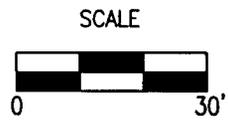
TANK LEGEND

- A FORMER 2,000-GALLON GASOLINE UST
- B FORMER 1,500-GALLON GASOLINE UST
- C FORMER 560-GALLON GASOLINE UST



ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
RRT	05/16/03
DRAWN BY:	990308L2
DRAWING NO.	

ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 1285 Ruby Street
 Onalaska, Wisconsin 54650



SITE PLAN VIEW

HIDE-A-WAY BAR SITE
 IRON BELT, WISCONSIN

FIGURE NO.

2

TABLE 5

**Groundwater Analytical Results
Hide-A-Way Bar
Iron Belt, Wisconsin**

MW-1		Top of Well Screen (msl):			80.58			Length of Well Screen:			15	
Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total TMB	MTBE	1,2-DCA	Naphthalene	Dissolved Lead	Water Level (ft msl)		
04/18/00	3.56	<0.500	1.99	2.11	1.86	<0.500	NA	<2.00	<5.00	96.51 *		
05/04/00	2.20	<0.500	1.31	0.548	<2.00	<0.200	NA	NA	<5.00	96.03 *		
07/19/00	1.39	<5.00	<5.00	<5.00	<10.00	<0.500	NA	NA	NA	96.15 *		
05/24/01	0.52	0.66	<0.22	<0.69	<0.60	<0.46	NA	<0.69	NA	96.13 *		
08/14/01	0.77	<0.41	<0.22	<0.69	<0.60	<0.46	NA	<0.69	NA	95.71 *		
MW-2		Top of Well Screen (msl):			98.05			Length of Well Screen:			5	
05/04/00	<0.500	<5.00	0.590	<5.00	<10.0	<0.101	<0.500	<8.00	<5.00	97.42		
07/19/00	<0.500	<5.00	<5.00	<5.00	<10.00	<0.500	NA	NA	NA	96.37		
MW-3		Top of Well Screen (msl):			99.77			Length of Well Screen:			5	
05/04/00	<0.500	<5.00	<5.00	<5.00	<10.0	<0.101	<0.500	<8.00	<5.00	96.21		
07/19/00	<0.500	<5.00	<5.00	<5.00	<10.00	<0.500	NA	NA	NA	96.06		
05/24/01	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46	NA	<0.69	NA	96.79		
MW-4		Top of Well Screen (msl):			96.55			Length of Well Screen:			5	
05/04/00	163	<i>259</i>	<i>178</i>	466	<i>410.9</i>	<0.101	<0.500	<8.00	NA	96.46		
07/19/00	123	<i>232</i>	<i>204</i>	393	<i>269.6</i>	<5.00	NA	NA	NA	96.24		
05/24/01	89	150	<i>270</i>	490	<i>382</i>	<4.6	NA	22	NA	96.99		
08/14/01	45	25	130	157	<i>173</i>	<4.6	NA	<i>14</i>	1.1	95.81		
MW-5		Top of Well Screen (msl):			96.96			Length of Well Screen:			5	
05/24/01	<i>1.8</i>	3.1	0.9	2.01	2.8	<0.46	<0.23	<0.69	<i>3.1</i>	94.94		
08/14/01	0.33	<0.41	<0.22	<0.69	<0.60	<0.46	NA	<0.69	2.6	93.96		
MW-6		Top of Well Screen (msl):			93.93			Length of Well Screen:			5	
05/24/01	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46	<0.23	<0.69	2.4	94.44		
08/14/01	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46	NA	<0.69	NA	93.93		
MW-7		Top of Well Screen (msl):			94.38			Length of Well Screen:			5	
08/14/01	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46	NA	<0.69	NA	94.38		
MW-8		Top of Well Screen (msl):			93.27			Length of Well Screen:			5	
08/14/01	<0.21	<0.41	<0.22	<0.69	<0.60	<0.46	NA	<0.69	2.9	93.27		
NR 140 ES	5	1,000	700	10,000	480	60	5	40	15	NS		
NR 140 PAL	0.5	200	140	1,000	96	12	0.5	8	1.5	NS		

Notes: All results in ppb unless otherwise noted.

BOLD	Indicates value exceeds the NR 140 Enforcement Standard (ES)
<i>ITALICS</i>	Indicates value exceeds the NR 140 Preventive Action Limit (PAL)

- All wells sampled for dissolved lead were filtered

* Asterisk indicates well was an incidental piezometer

DCA - dichloroethane

MTBE - Methyl t-butyl ether

NA - not analyzed

NS - no standard

ppb - parts per billion

TMB - Trimethylbenzene

TABLE 2

Soil PID and Laboratory Analytical Results Summary
 Hide-A-Way Bar
 Iron Belt, Wisconsin

Sample	Date	Depth (feet bgs)	PID (ppmv)	GRO (ppm)	Benzene	Ethyl-benzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes	Naphthalene	Lead (ppm)
R-1	07/28/99	1.5	1.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
R-2	07/28/99	2.5	2.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
R-3	07/28/99	5	1.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
R-4	07/28/99	7	99.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
R-5	07/28/99	2.3	1.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
R-6	07/28/99	6	643	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
R-7	07/28/99	2.5	1.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
R-8	07/28/99	1.5	0.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
R-9	07/28/99	4.5	5.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-1	07/28/99	7.5	662	23	<25	210	<25	250	460	150	630	NA	NA
B-1A	07/28/99	7.5	638	2,600	6,000	53,000	8,700	120,000	110,000	36,000	249,000	NA	NA
B-2	07/28/99	7.5	3.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-2A	07/28/99	7.5	10.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-3	07/28/99	7.5	18	<3.1	<25	33	<25	<25	140	<25	112	NA	NA
B-4	07/28/99	7.5	9.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
D-1	07/28/99	1.5	21.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TB-1	02/15/00	2.5-4.5	15	<5.37	<25	<25	<25	<25	<25	<25	<25	NA	25.8
		5-7	<10	33.3	59.6	217	28.7	201	295	390	679	NA	3.46
TB-2	02/15/00	2.5-4.5	<10	31.0	<25	113	<25	106	517	300	658	NA	10.1
		7.5-9.5	27	136	529	624	249	713	817	401	2,590	NA	9.62
TB-3	02/15/00	2.5-4.5	<10	<5.85	<25	<25	<25	<25	<25	<25	35.4	NA	5.06
		7.5-9.5	<10	<6.21	<25	<25	<25	46.8	68.8	<25	127	NA	21.5
TB-4	02/15/00	2.5-4.5	<10	<5.94	<25	<25	<25	40.4	<25	<25	109	NA	48.3
		5-5.5	<10	<5.96	122	<25	<25	199	78.6	<25	191	NA	22.2
TB-5	02/15/00	2.5-4.5	<10	6.45	<25	<25	33.2	446	<25	<25	31.7	NA	6.14
		5-6.5	42	<5.87	<25	<25	<25	79.2	<25	<25	31.8	NA	3.43
MW-1	02/15/00	2.5-4.5	<10	94.4	112	552	76.0	661	593	537	1,420	NA	11.0
		7.5-9	14	<5.74	<25	37.3	<25	39.4	182	78.7	174	NA	7.27
TB-6	04/18/00	6-6.5	107	93	715	264	724	1,270	539	320	1,770	NA	NA
MW-2	04/18/00	8.5-9.5	<10	7.68	<25	<25	<25	28.9	151	50.6	148	NA	NA
MW-3	04/18/00	6-8	<10	8.15	<25	<25	<25	61.0	87.4	<25	125	NA	NA
TB-7	04/18/00	6-7.5	236	189	388	791	<250	1,060	1,490	687	1,170	NA	NA
TB-8	04/18/00	6-6.5	<10	6.77	<25	<25	<25	<25	37.8	<25	28.6	NA	NA
TB-9	04/18/00	6-6.5	<10	6.64	<25	<25	<25	<25	38.3	<25	48.6	NA	NA
MW-5	05/02/01	6-8	183	65	110	110	<25	270	940	1,200	300	NA	NA
MW-8	07/02/01	6-8	<10	<10	<25	<25	<25	<25	<25	<25	<75	NA	NA
TB-10	07/02/01	6-8	<10	<10	<25	<25	<25	<25	<25	<25	<75	NA	NA
TB-11	07/02/01	2-4	749	NA	13,000	48,000	<1,300	170,000	530,000	170,000	640,000	130,000	NA
TB-12	07/02/01	2-4	812	NA	27,000	110,000	<1,300	45,000	930,000	270,000	2,000,000	170,000	NA
TB-13	07/02/01	2-4	<10	NA	<25	<25	<25	31	32	<25	100	31	NA
TB-14	07/02/01	2-4	<10	NA	<25	<25	<25	<25	<25	<25	<75	<25	NA
NR 720 RCLs based on protection of groundwater				100	5.5	2,900	NS	1,500	NS	NS	4,100	400 ²	NS
NR 746.06 Table 1 Residual Petroleum Product Indicator Value				NS	8,500	4,600	NS	38,000	83,000	11,000	42,000	2,700	NS
NR 746.06 Table 2 Direct Contact Standards (0-4 feet bgs)				NS	1,100	NS	NS	NS	NS	NS	NS	20,000 ²	50 ¹

Notes: All results listed in parts-per-billion (ppb) unless otherwise indicated

BOLD Indicates value exceeds one or more of the above listed standards

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

² Suggested RCL for PAH compounds in soil based on groundwater pathway and non-industrial direct contact pathway (WDNR Pub. RR-519-97)

Sample D-1 was collected at the dispenser

bgs - below the ground surface

ppmv - Parts per million by volume

NA - not analyzed

NS - no standard

RCL - residual contaminant level

PID - photoionization detector

GRO - gasoline range organics

MTBE - methyl tert-butyl ether

TMB - trimethylbenzene

PAH - polycyclic aromatic hydrocarbons

ppm - parts per million

LEGEND

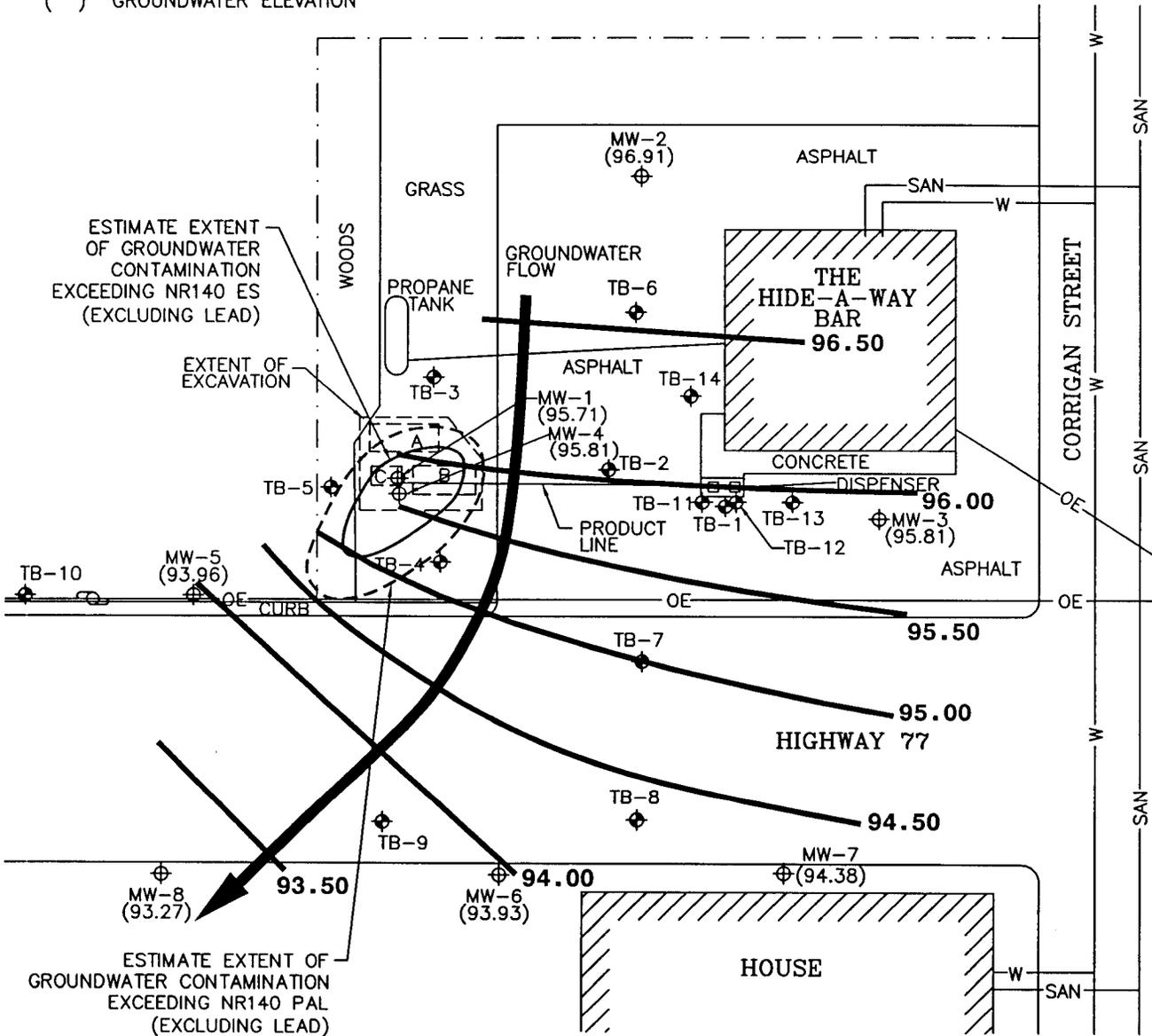
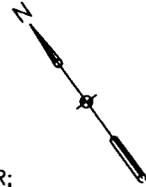
- — — APPROXIMATE PROPERTY BOUNDARY
- ⊕ UTILITY POLE
- OE— OVERHEAD ELECTRIC
- SAN— SANITARY SEWER
- W— WATER LINE
- ⊕ TEST BORING
- ⊕ MONITORING WELL
- 96.50** GROUNDWATER CONTOUR
- () GROUNDWATER ELEVATION

TANK LEGEND

- A FORMER 2,000-GALLON GASOLINE UST
- B FORMER 1,500-GALLON GASOLINE UST
- C FORMER 560-GALLON GASOLINE UST

NOTE:

MW-1 IS NOT SCREENED IN THE SAME AQUIFER; THEREFORE, DATA FROM MW-1 IS NOT USED IN DETERMINING THE GROUNDWATER CONTOUR



ESTIMATE EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR140 ES (EXCLUDING LEAD)

EXTENT OF EXCAVATION

ESTIMATE EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING NR140 PAL (EXCLUDING LEAD)



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

1205 Ruby Street
Onalaska, Wisconsin 54650

SCALE



GROUNDWATER CONTOUR MAP

(08/14/01)

HIDE-A-WAY BAR SITE
IRON BELT, WISCONSIN

FIGURE NO.

5A

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
05/16/03	
RRT	
DRAWN BY:	
990308-05A	
DRAWING NO.	

TABLE 7

Groundwater Elevation Data
Hide-A-Way Bar
Iron Belt, Wisconsin

WELL ID	MW-1		MW-2		MW-3		MW-4		MW-5		MW-6		MW-7		MW-8	
	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation
Top of Casing	99.71		102.02		102.38		100.08		99.32		100.98		102.23		99.05	
Depth to Bottom	34.13		8.97		7.61		8.53		7.36		7.26		8.05		7.49	
Top of Screen	80.58		98.05		99.77		96.55		96.96		98.72		99.18		96.56	
Date	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation
04/18/00	3.20	96.51 *	Wells installed 4/18/00													
05/04/00	3.68	96.03 *	4.60	97.42	6.17	96.21	3.62	96.46	Wells installed 5/2/01							
07/19/00	3.56	96.15 *	5.65	96.37	6.32	96.06	3.84	96.24	Well installed 7/2/01							
05/24/01	3.58	96.13 *	4.67	97.35	5.59	96.79	3.09	96.99	4.38	94.94	6.54	94.44	7.32	94.91		
08/14/01	4.00	95.71 *	5.11	96.91	6.57	95.81	4.27	95.81	5.36	93.96	7.05	93.93	7.85	94.38	5.78	93.27

Notes:
Elevations are relative to an on-site benchmark
All depths and elevations are reported in feet
* Indicates well was an incidental piezometer.

LEGEND

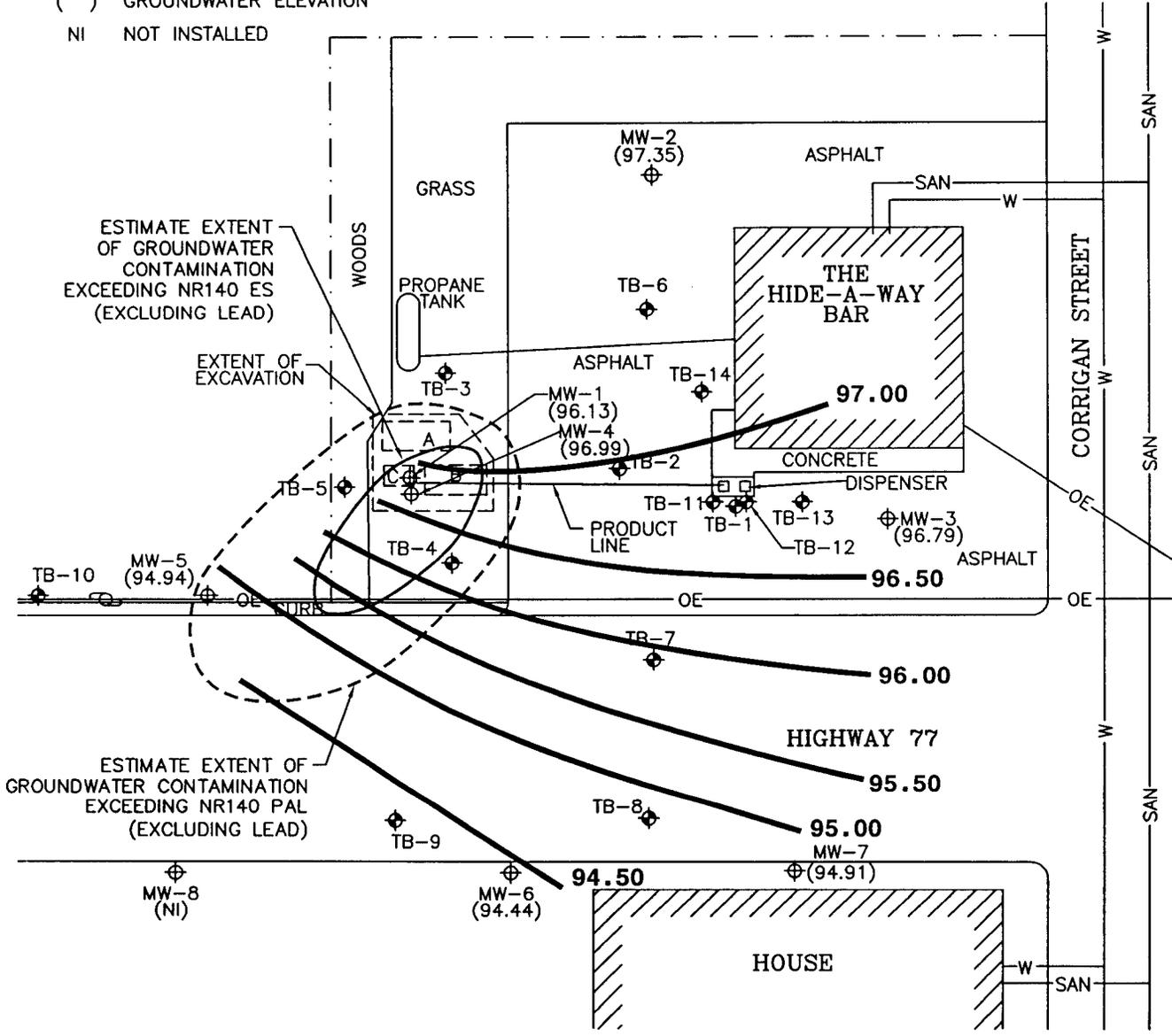
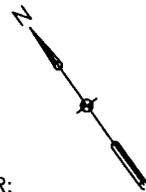
- - - APPROXIMATE PROPERTY BOUNDARY
- ⊕ UTILITY POLE
- OE- OVERHEAD ELECTRIC
- SAN- SANITARY SEWER
- W- WATER LINE
- ⊕ TEST BORING
- ⊕ MONITORING WELL
- 96.50** GROUNDWATER CONTOUR
- () GROUNDWATER ELEVATION
- NI NOT INSTALLED

TANK LEGEND

- A FORMER 2,000-GALLON GASOLINE UST
- B FORMER 1,500-GALLON GASOLINE UST
- C FORMER 560-GALLON GASOLINE UST

NOTE:

MW-1 IS NOT SCREENED IN THE SAME AQUIFER; THEREFORE, DATA FROM MW-1 IS NOT USED IN DETERMINING THE GROUNDWATER CONTOUR



ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
05/16/03	RRT
DRAWN BY:	
990308-05B	
DRAWING NO.	



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

1285 Ruby Street
Onalaska, Wisconsin 54650

SCALE



GROUNDWATER CONTOUR MAP

(05/24/01)

HIDE-A-WAY BAR SITE
IRON BELT, WISCONSIN

FIGURE NO.

5B

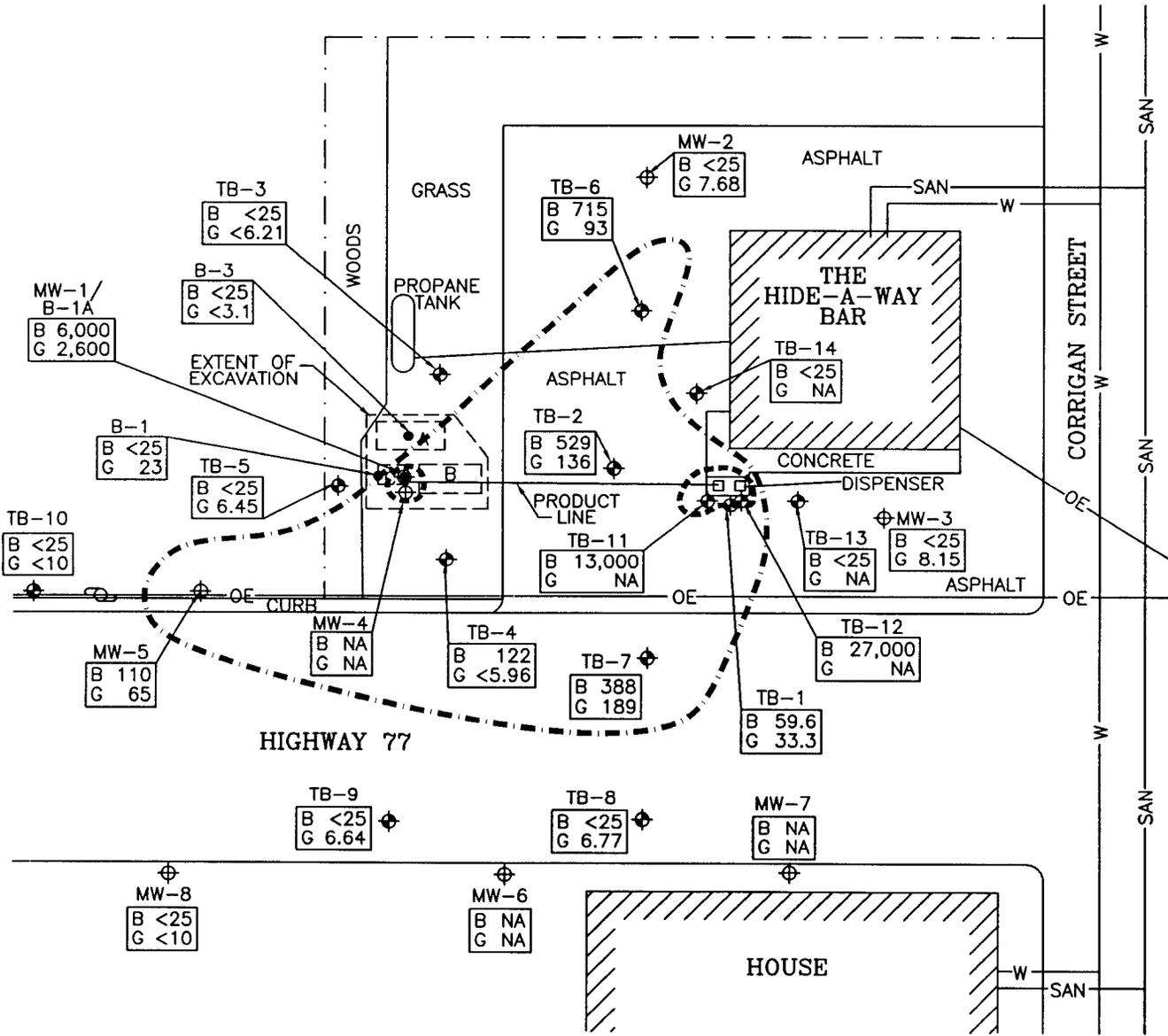
LEGEND

- APPROXIMATE PROPERTY BOUNDARY
 - ⊕ UTILITY POLE
 - OE— OVERHEAD ELECTRIC
 - SAN— SANITARY SEWER
 - W— WATER LINE
 - ⊕ TEST BORING
 - ⊕ MONITORING WELL
 - EXCAVATION SOIL SAMPLE
- | | |
|---|------------------------------|
| B | BENZENE CONCENTRATION IN ppb |
| G | GRO CONCENTRATION IN ppm |

TANK LEGEND

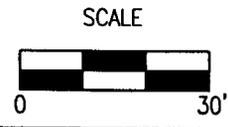
- A FORMER 2,000-GALLON GASOLINE UST
- B FORMER 1,500-GALLON GASOLINE UST
- C FORMER 560-GALLON GASOLINE UST

- ⋯ ESTIMATED LIMIT OF SOIL CONTAMINATION EXCEEDING THE NR 746.06 TABLE 1 RESIDUAL PRODUCT INDICATOR VALUES AND/OR TABLE 2 DIRECT CONTACT STANDARDS
- ⋯ ESTIMATED LIMIT OF SOIL CONTAMINATION GREATER THAN THE NR 720 RCL FOR THE PROTECTION OF GROUNDWATER



ENGINEER	DATE
ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
RRT	05/16/03
DRAWN BY:	
DRAWING NO.	990308-06

ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 1285 Ruby Street
 Onalaska, Wisconsin 54650



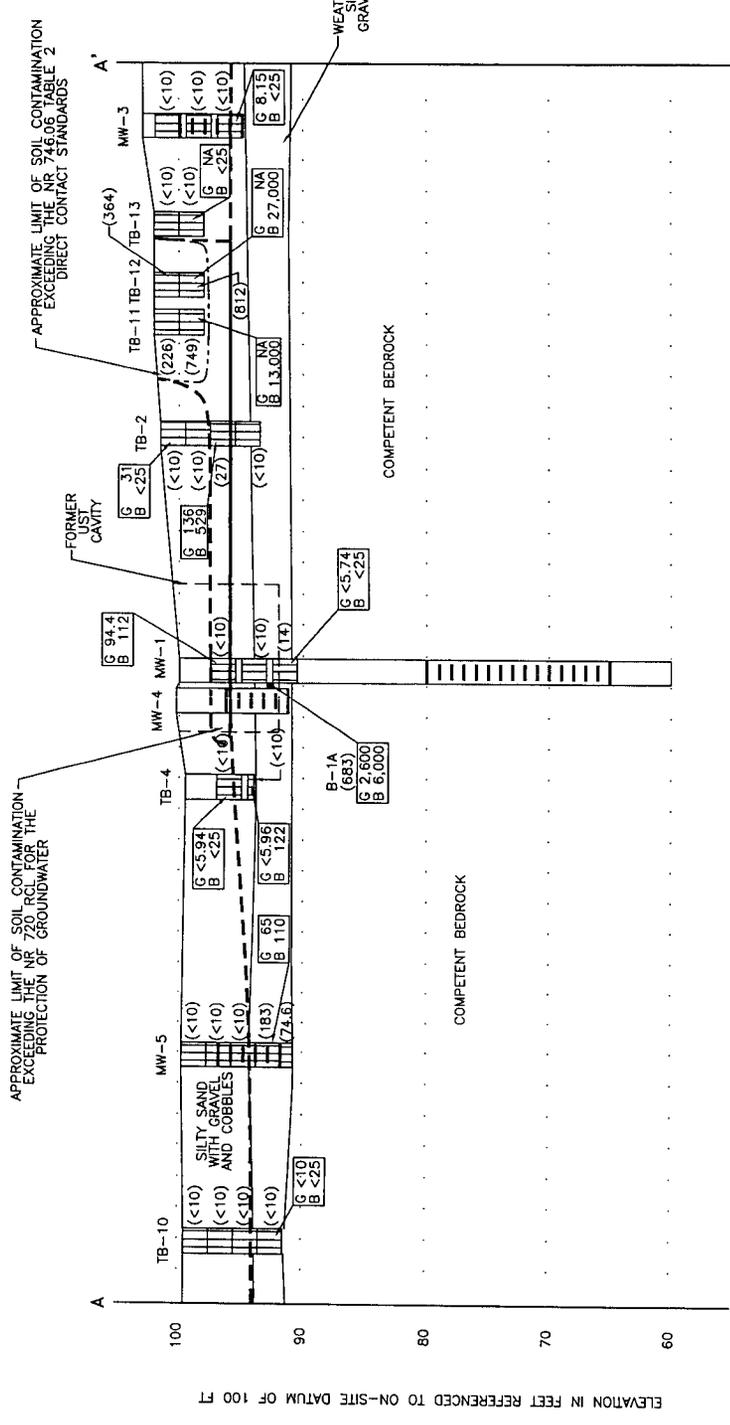
SOIL CONTAMINANT DISTRIBUTION	FIGURE NO.
HIDE-A-WAY BAR SITE IRON BELT, WISCONSIN	6



GEOLOGIC CROSS-SECTION A-A
 HIDE-AWAY-BAR SITE
 IRON BELT, WISCONSIN

SCALE
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 10'

FIGURE NO. 7



PLAN VIEW

LEGEND

- SAMPLE INTERVAL
- SCREENED INTERVAL
- GROUNDWATER TABLE (08/14/01)
- () PID
- G GRO CONCENTRATION IN PPM
- B BENZENE CONCENTRATION IN PPM
- NA NOT ANALYZED

I Terry Baldwin-Tilton Responsible Party (RP) for petroleum underground storage tank clean-up at Hide-A-Way Bar site in Iron Belt, Wisconsin, do hereby certify that to the best of my knowledge the legal descriptions included are complete and accurate.

Ms. Terry Baldwin-Tilton
Ms. Terry Baldwin-Tilton

2-21-02
Date

I David Baldwin, current property owner of the Hide-A-Way Bar leaking underground storage tank (LUST) site located at 7820 W Highway 77, Iron Belt, Iron County, Wisconsin, do hereby certify that to the best of my knowledge the legal description included is complete and accurate.

Mr. David Baldwin Jr.
Mr. David Baldwin

7-30-03
Date

RECEIVED
AUG 4 2003



1285 Rudy Street
Post Office Box 684
Onalaska, Wisconsin 54650-0684

NOTIFICATION

Tel: 608/781-5470
Fax: 608/781-5154
www.envirogen.com

TO: Mike Saari
Iron County Clerk
300 Taconite Street
Hurley, Wisconsin 54534

RE: Hide-A-Way Bar Site
7820 West Hwy 77
Iron Belt, Wisconsin 54536

PURSUANT to Wisconsin Department of Natural Resources Requirements, this letter is to notify the Wisconsin Department of Transportation of soil and groundwater contamination originating from the Hide-A-Way Bar site, located at 7820 W Hwy 77, Iron Belt, Wisconsin, has migrated beneath State Highway 77.

Envirogen Inc. provides this notification on behalf of Ms. Terry Baldwin-Tilton (P.O. Box 240-A, Hurley, WI 54534), owner of the above-mentioned site.

Dennis Lettner
Dennis G. Lettner
Environmental Scientist

The undersigned representative of Iron County hereby acknowledge the Receipt of the above notification.

Jim Clement
Signature

3/4/02
Date

Highway Commissioner
Title

RECEIVED
MAR 6 2002

ENVG - LAX



1285 Rudy Street
Post Office Box 684
Onalaska, Wisconsin 54650-0684

NOTIFICATION

Tel: 608/781-5470
Fax: 608/781-5154
www.envirogen.com

TO: Sharlene Te Beest
WI DOT Bureau of Environment
P.O. Box 7965
Madison, Wisconsin 53707-7965

RE: Hide-A-Way Bar Site
7820 West Hwy 77
Iron Belt, Wisconsin 54536

PURSUANT to Wisconsin Department of Natural Resources Requirements, this letter is to notify the Wisconsin Department of Transportation of soil and groundwater contamination originating from the Hide-A-Way Bar site, located at 7820 W Hwy 77, Iron Belt, Wisconsin, has migrated beneath State Highway 77.

Envirogen Inc. provides this notification on behalf of Ms. Terry Baldwin-Tilton (P.O. Box 240-A, Hurley, WI 54534), owner of the above-mentioned site.

Dennis Lettner
Dennis G. Lettner
Environmental Scientist

The undersigned representative of Wisconsin Department of Transportation hereby acknowledge the Receipt of the above notification.

Sharlene Te Beest
Signature

2-18-2002
Date

Hazardous Materials Specialist
Title



WISCONSIN DEPARTMENT OF TRANSPORTATION
SHARLENE B. TE BEEST
HAZARDOUS MATERIALS SPECIALIST
BUREAU OF ENVIRONMENT
DIVISION OF TRANSPORTATION INFRASTRUCTURE DEVELOPMENT

4802 SHEBOYGAN AVE., RM 451
P.O. BOX 7965
MADISON, WI 53707-7965

(608) 266-1476 OFFICE
(608) 266-7818 FAX
sharlene.tebeest@dot.state.wi.us

RECEIVED
FEB 20 2002



1285 Rudy Street
Post Office Box 684
Onalaska, Wisconsin 54650-0684

NOTIFICATION

Tel: 608/781-5470
Fax: 608/781-5154
www.envirogen.com

TO: Ms. Christine Thompson
Town of Knight Clerk
300 Taconite Street
Hurley, Wisconsin 54534

RE: Hide-A-Way Bar Site
7820 West Hwy 77
Iron Belt, Wisconsin 54536

PURSUANT to Wisconsin Department of Natural Resources Requirements, this letter is to notify the Wisconsin Department of Transportation of soil and groundwater contamination originating from the Hide-A-Way Bar site, located at 7820 W Hwy 77, Iron Belt, Wisconsin, has migrated beneath State Highway 77.

Envirogen Inc. provides this notification on behalf of Ms. Terry Baldwin-Tilton (P.O. Box 240-A, Hurley, WI 54534), owner of the above-mentioned site.

Dennis G. Lettner
Environmental Scientist

The undersigned representative of Iron County hereby acknowledge the Receipt of the above notification.

Signature

Date

Title

RECEIVED
MAR 15 2002

DOC#131033

4 PG \$17.00

SS {IRON COUNTY, WIS}
{REGISTER OF DEEDS OFFICE}
DOCUMENT # 131033
RECORDED ON
31-Jul-03 at 9 AM

Document Number

DEED RESTRICTION

Declaration of Restrictions

In Re: [A parcel of land in the SW ¼ of the SE ¼, Section 2, T45N, R1E, described as follows: Beginning at a point on the Westerly projection of the North side of Jefferson Street of the Village of Iron Belt, 60 feet from the Southwest corner of Block 2 of said Village; thence Westerly along said projection of the North side of Jefferson Street 120 feet; thence at right angles Northerly parallel to the West line of Jackson Street 150 feet; thence Easterly at right angles and parallel to the North line of Jefferson Street 120 feet more or less to the Westerly line of Jackson Street; thence at right angles Southerly 150 feet along the West line of Jackson Street to the North line of Jefferson Street, the POINT OF BEGINNING]


ROBERT TRACZYK
REGISTER OF DEEDS

Recording Area

Name and Return Address

Terri Baldwin-Tilton
225 Lake Drive
Hurley, WI 54534

STATE OF WISCONSIN)
) ss
COUNTY OF IRON

10-769-0200

Parcel Identification Number (PIN)

WHEREAS, David K. Baldwin Jr. is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property, and as of July 02, 2001 when soil samples were collected on this property, benzene concentrations exceeded NR 746.06 Table 2 direct contact standards within the top four feet of soil in the immediate areas surrounding the former dispensers at the above-described property, as shown on the attached map, labeled "Asphalt And Concrete Cap Inspection Area".

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

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

Where a cap or cover is a selected remedial action to address residual soil contamination on the property:

The asphalt and concrete cap that existed on the above-described property on the date that this restriction was signed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. The asphalt and concrete cap shall be maintained on the above-described property in the locations shown on the attached map, labeled "Asphalt Cap Inspection Area" unless another barrier, with an infiltration rate of 10⁻⁷ cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10⁻⁷ cm/sec or less, shall be maintained on the above-described property in compliance with the "Long-term Maintenance Plan For The Asphalt and Concrete Cap" maintenance plan dated December 28, 2002, that was submitted to the Wisconsin Department of Commerce by Envirogen, Inc. [Environmental consultant which represents the responsible party (Ms. Terri Baldwin-Tilton)], as required by section NR 724.13(2), Wis. Adm. Code (1997). A copy of the "Long-term Maintenance Plan For The Asphalt and Concrete Cap" is attached to this deed restriction.

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist in the locations shown on the attached map, labeled "Asphalt Cap Inspection Area", unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2)

DOC# 131033

Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

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

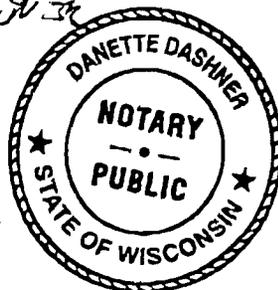
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin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

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 31 day of July, 2003.

Signature: David K. Baldwin Jr.
Printed Name: DAVID K BALDWIN JR

Subscribed and sworn to before me
this 31st day of July, 2003

Danette Dasher
Notary Public, State of Wisconsin
My commission Expires 4/09/06



This document was drafted by Envirogen, Inc.

DOC# 131033

**Long-term Maintenance Plan For The Asphalt and Concrete Cap
Hide-A-Way Bar Property
7820 West Highway 77, Iron Belt, WI 54536**

Inspection of the asphalt and concrete cap will be performed by the property once each year in the Spring. The inspection area is shown on Figure 1. Any cracks or other defects in the asphalt or concrete will be repaired at the time of inspection or shortly thereafter, to ensure that there will be no risk to human health from direct contact with petroleum contaminated soils. The property owner will document the date of each inspection, the condition of the asphalt and concrete cap, and any repairs made to the asphalt and concrete cap.

fax to: Erwin Rogers
Attn: Rachel Fields

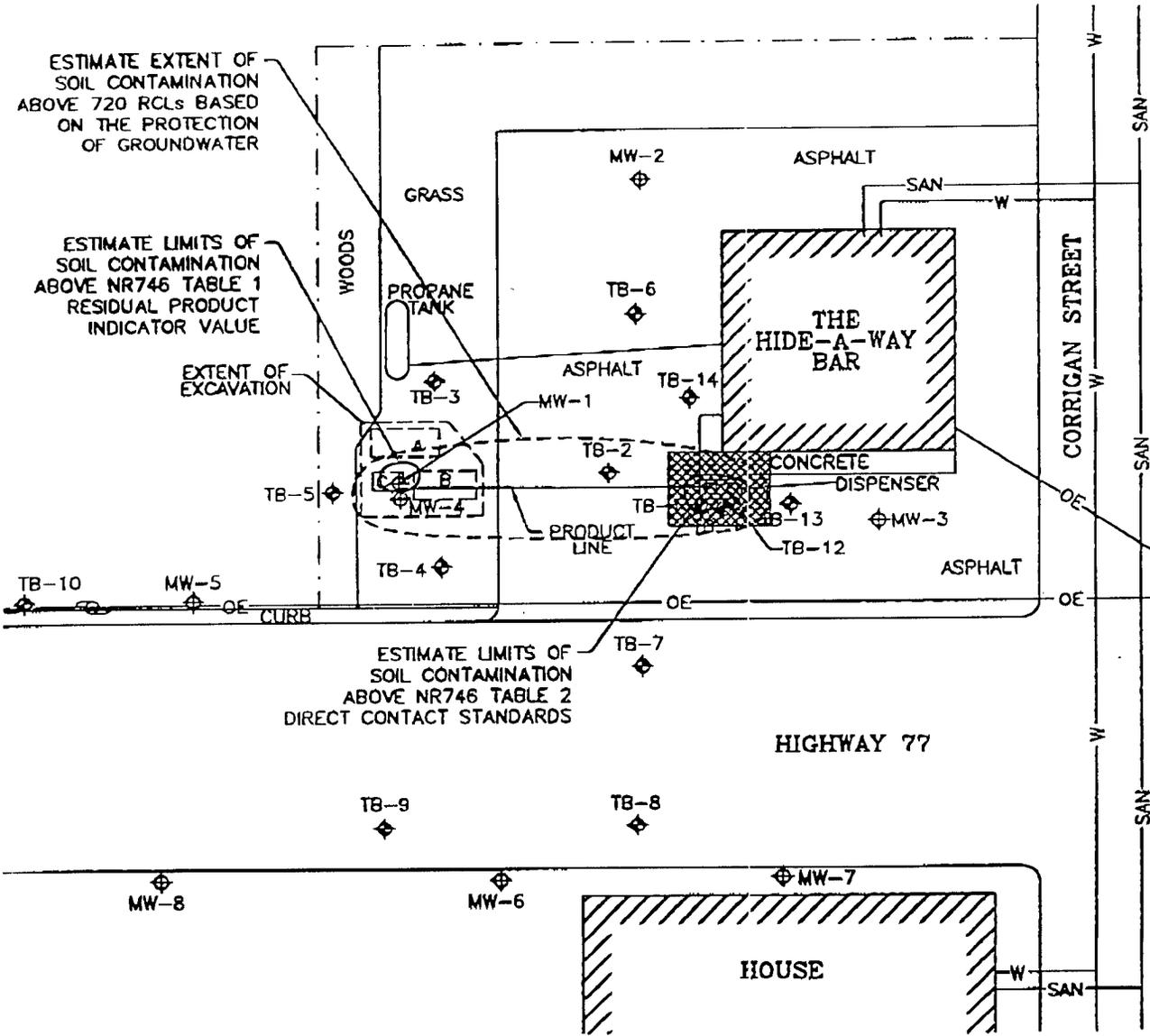
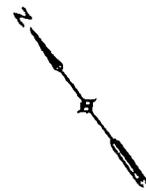
608-781-5154

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- UTILITY POLE
- OE— OVERHEAD ELECTRIC
- SAN— SANITARY SEWER
- W— WATER LINE
- ◆ TEST BORING
- ⊕ MONITORING WELL
- ▨ AREA TO BE INSPECTED

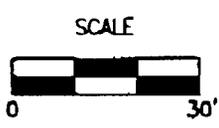
TANK LEGEND

- A FORMER 2,000-GALLON GASOLINE UST
- B FORMER 1,500-GALLON GASOLINE UST
- C FORMER 560-GALLON GASOLINE UST



ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
05/16/03	
RRT	
DRAWN BY:	
990308-01a	
DRAWING NO.	

ENVIROGEN
 COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
 1265 Ruby Street
 Oshkosh, Wisconsin 54650



ASPHALT/CONCRETE CAP INSPECTION AREA	FIGURE NO.
HIDE-A-WAY BAR SITE	1
IRON BELT, WISCONSIN	