

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #: 02-49-551674

ACTIVITY NAME: UFE INC - MOLDING PLANT

PROPERTY ADDRESS: 228 W MAIN ST

MUNICIPALITY: DRESSER

PARCEL ID #: 116-00093-0000

CLOSURE DATE: Jun 3, 2011

FID #: 649063250

DATCP #: NA

COMM #:

*WTM COORDINATES:

X: 313640 Y: 545781

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

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

Monitoring Wells:

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

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title: GIS Map - UFE Inc. - Plant 2 (Molding)**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Map**
 - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Site Layout Map**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 3 **Title: Soil Concentration Map**

BRRTS #: 02-49-551674

ACTIVITY NAME: UFE INC - MOLDING PLANT

MAPS (continued)

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

Figure #: 6 **Title: Geologic Cross Section A-A'**

Figure #: **Title:**

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

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

Figure #: 4 **Title: Groundwater Concentration Map (2/4/11)**

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

Figure #: 5 **Title: Groundwater Contour Map (2/4/11)**

Figure #: **Title:**

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

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

Table #: 2, 4, 8 **Title: Soil Laboratory Analytical Results**

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

Table #: 5, 6, 9 **Title: Groundwater Laboratory Analytical Results**

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

Table #: 1 **Title: Groundwater Elevation Summary**

IMPROPERLY ABANDONED MONITORING WELLS

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

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

- Not Applicable**

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

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

Figure #: **Title:**

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

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

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

BRRTS #: 02-49-551674

ACTIVITY NAME: UFE INC - MOLDING PLANT

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

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

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

NA

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

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="106 West Avenue, Dresser, Wisconsin 54009"/>	<input type="text" value="116-00315-0000"/>	<input type="text" value="313596"/>	<input type="text" value="545768"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
John Gozdziński, Regional Director

Park Falls Service Center
875 S. 4th Ave
Park Falls, Wisconsin 54552
Telephone 715-762-4684
FAX 715-762-4348

June 3, 2011

Mr. Martin Kellogg
Johnson Kellogg Properties, LLC
339 Mount Curve BLVD
Saint Paul, MN 55105

Subject: Final Case Closure with Continuing Obligations,
UFE Inc., Plant 2-Molding, 228 West Main Street, Dresser, Wisconsin
WDNR BRRTS Activity # 02-49-551674

Dear Mr. Kellogg:

On February 3, 2011, the Northern Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On February 4, 2011, you were notified that the Closure Committee had granted conditional closure to this case.

On April 15, 2011 the Department received documentation of abandonment of the site monitoring wells.

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

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible GIS Registry, to provide notice of residual contamination, and of any continuing obligations. The continuing obligations for this site are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed
- Groundwater contamination is present above Chapter NR 140 enforcement standards

All site information is also on file at the Northern Regional DNR office, at 107 Sutliff Avenue, Rhinelander Wisconsin. This letter and information that was submitted with your closure request application will be included on the GIS Registry, in a PDF attachment. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

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

Residual Soil Contamination

Residual soil contamination remains as indicated on Figure 3, Soil Concentration Map, prepared by Braun Intertec, dated July 8, 2010 a copy of which is attached. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Structural Impediments

Structural impediments existing at the time of cleanup as shown on Figure 3, the on site building, made complete investigation and remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are to be removed, the property owner shall notify the Department of Natural Resources before removal and conduct an investigation of the degree and extent of volatile organic compound contamination. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner

at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Residual Groundwater Contamination

Groundwater impacted by volatile organic compound contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off this contaminated property as identified on Figure 4, Groundwater Concentration Map (8/19/10 and 11/11/10), prepared by Braun Intertec, and dated February 4, 2011. Off-source property owners have also been notified of the presence of groundwater contamination.

Dewatering Permits

The Department's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/ww/>

Post-Closure Notification Requirements

In accordance with ss, 292.12 and 292.13, Wis. Stats., you must notify the Department before making changes that affect or relate to the conditions of closure in this letter. For this case, examples of changed conditions requiring prior notification include, but are not limited to:

- Any activity or construction that results in the removal or modification of a structural impediment that obstructed a complete site investigation or cleanup

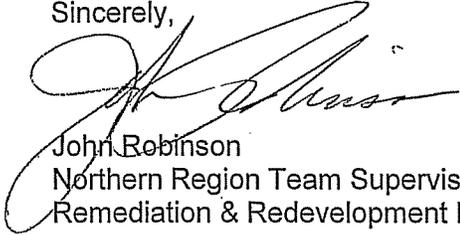
Please send written notifications in accordance with the above requirements to the Park Falls office to the attention of Phil Richard.

The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

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

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Phil Richard at 715 762 1352.

Sincerely,

A handwritten signature in black ink, appearing to read "John Robinson", is written over the typed name and title.

John Robinson
Northern Region Team Supervisor
Remediation & Redevelopment Program

Attachments: Figure 3: Soil Concentration Map
Figure 4: Groundwater Concentration Map (8/19/10 and 11/11/10),
RR 819 Continuing Obligations for Environmental Protection

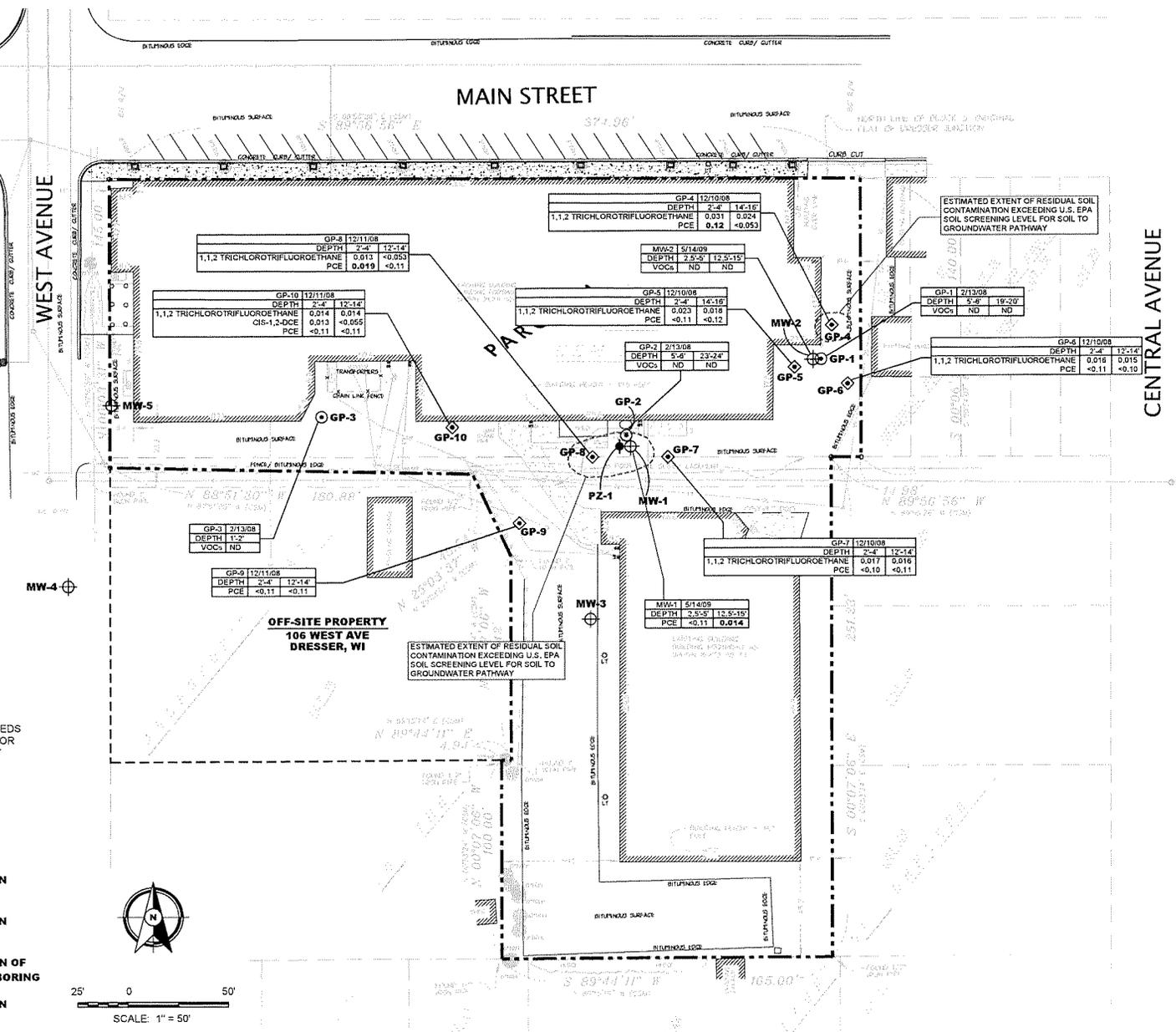
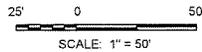
C. Kirk Hackbarth
Braun Intertec
2309 Palace Street
Lacrosse, WI 54603

Jeffery and Dee Ann Naegelen
106 West Avenue
Dresser, WI 54009

File

F:\PROJECTS\BL0802604D-4.mxd SOIL CONTAM. 7/8/2010 2:20:31 PM

- BOLD** INDICATES CONCENTRATION EXCEEDS U.S. EPA SOIL SCREENING LEVEL FOR SOIL TO GROUNDWATER PATHWAY
- VOCs VOLATILE ORGANIC COMPOUNDS
- CIS-1,2-DCE CIS-1,2-DICHLOROETHENE
- PCE TETRACHLOROETHENE
- ND NOT DETECTED
- NOTE:** ALL CONCENTRATIONS IN mg/kg
- ⊕ DENOTES APPROXIMATE LOCATION OF MONITORING WELL
 - ◆ DENOTES APPROXIMATE LOCATION OF PIEZOMETER
 - ⊙ DENOTES APPROXIMATE LOCATION OF SITE INVESTIGATION GEOPROBE BORING
 - ⊙ DENOTES APPROXIMATE LOCATION OF PHASE II GEOPROBE BORING



BRAUN INTERTEC
 11001 Hampshire Avenue So.
 Minneapolis, MN 55438
 PH. (852) 995-2000
 FAX (852) 995-2020

Base Dwg Provided By:
 CORNERSTONE LAND SURVEYING, INC.

SOIL CONCENTRATION MAP
 CLOSURE REQUEST SUBMITTAL
 UFE INC. - PLANT 2 HOLDING
 228 WEST MAIN STREET
 DRESSER, WISCONSIN

Project No:	BL0802604D
Drawing No:	BL0802604D
Scale:	1" = 50'
Drawn By:	BJB
Date Drawn:	10/13/08
Checked By:	YDN
Last Modified:	7/8/10
Sheet of:	3



Continuing Obligations for Environmental Protection

Responsibilities of Wisconsin Property Owners

PUB-RR-819

June 2009

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 residual contamination to remain after cleanup of soil or groundwater 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.)



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 “cap” 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:

1. comply with these property-specific requirements; and
2. 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. A fee is required for DNR’s review of this request (\$500 or \$750, depending on the nature of the request). Fees are subject to change; current fees are found in Chapter NR 749, Wis. Admin. 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.

Properties with continuing obligations can generally be located in DNR's *GIS Registry*, part of the *RR Sites Map*. 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.

However, some older cleanups may not be listed in the *GIS Registry*, so please consult DNR's comprehensive database of contaminated and cleaned up sites, *BRRTS on the Web*. This database shows all contamination activities known to DNR.

If a completed cleanup is shown in *BRRTS on the Web* but the site documents can not be found in the *GIS Registry*, 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/org/aw/rr/technical/lists/contact_rr.htm).

BRRTS on the Web and
RR Sites Map are part of
CLEAN
(the **Contaminated Lands**
Environmental Action Network) at
dnr.wi.gov/org/aw/rr/clean.htm.

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 off-site 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 \$500 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/org/aw/rr/liability/index.htm.

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 off-site 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.

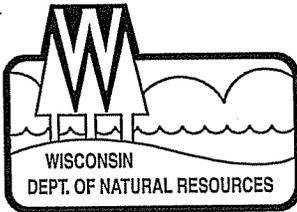
More Information

For more information, please visit the RR Program's Continuing Obligations web site at dnr.wi.gov/org/aw/rr/cleanup/obligations.htm.

Additional Information

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.



State of Wisconsin | DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
John Gozdziwski, Regional Director

Park Falls Service Center
875 S. 4th Ave
Park Falls, Wisconsin 54552
Telephone 715-762-4684
FAX 715-762-4348

June 3, 2011

Jeffery and Dee Ann Naegelen
106 West Avenue
Dresser, Wisconsin 54009

OFF-SOURCE
A
PROPERTY

SUBJECT: Owner Requirements for 106 West Avenue,
Dresser, Wisconsin, Parcel Identification Number: 116-00315-0000
Final Case Closure for UFE Inc., Plant 2-Molding, 228 West Main Street,
Dresser, Wisconsin, WDNR BRRTS Activity #: 02-49-551674

Dear Mr. and Mrs. Naegelen:

The purpose of this letter is to notify you that certain requirements apply to the property at 106 West Avenue, Dresser, Wisconsin (referred to in this letter as the "Property") due to contamination remaining on the Property. The requirements are part of the cleanup and case closure approved for the above referenced case, located at 228 West Main Street, Dresser, Wisconsin (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The requirements that apply to the Property are consistent with NR 140 and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These requirements will also apply to future owners of the Property, until the conditions no longer exist at the Property.

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

The Department reviewed and approved the case closure request for 228 West Main Street in Dresser in a letter dated June 3, 2011 regarding the volatile organic compound contamination in soil and groundwater. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain requirements, as described below.

GIS Registry – Well Construction Approval Needed

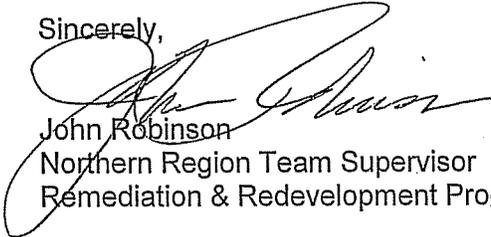
Because of the residual volatile organic compound contamination in the groundwater is present on your property, based on the information submitted by Braun Intertec as identified on Figure 4 Groundwater Concentration Map, it will be listed on the Department's internet accessible GIS Registry, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a well on the Property, you will need to get Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply

specialist. A well driller can help with this form. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf>. If at some time, all these requirements are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

The following DNR Fact Sheet, RR 589 Off-Site Contamination – How Does It Affect My Property?, has been included with this letter to help explain a property owner's responsibility associated with their property.

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Phil Richard at 715 762 1352.

Sincerely,



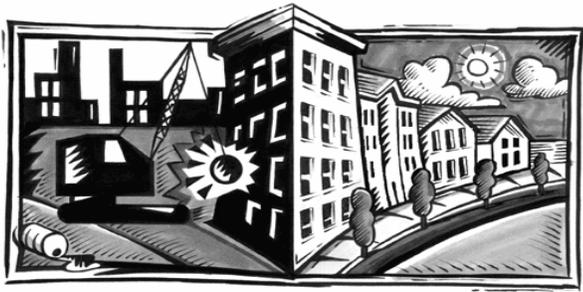
John Robinson
Northern Region Team Supervisor
Remediation & Redevelopment Program

Attachments: Closure letter to Martin Kellogg
Figure 4, Groundwater Concentration Map
RR 589 Off-Site Contamination – How Does It Affect My Property?

C: Mr. Martin Kellogg
Johnson Kellogg Properties, LLC
339 Mount Curve BLVD
Saint Paul, MN 55105

Kirk Hackbarth
Braun Intertec
2309 Palace Street
Lacrosse, WI 54603

File



Off-Site Contamination – How Does It Affect My Property?

PUB-RR-589

Fact Sheet 10

June 2005

Contamination of property from hazardous substances can come from two sources – either the contamination comes from sources on the property or it comes from sources “off-site”. For persons who possess or control a property impacted by off-site contamination (e.g., a property owner), Wisconsin state law provides liability exemptions.

The statute, s. 292.13 Wis. Stats., limits the responsibility of the person who possesses or controls the property when soil, sediment, or groundwater contamination migrates onto their property from another property.

The Wisconsin Department of Natural Resources (DNR) provides this off-site exemption, as well as liability clarifications, to those individuals affected by contamination that originated at sources not under their control or possession.

These provisions are important because without them, the state’s Hazardous Substance Spills Law, s. 292.11, Wis. Stats. (also known as the Spill Law), requires those who possess or control a contaminated property to take remedial actions.

With an off-site exemption, however, persons who possess or control property are not responsible for taking any action on contamination that migrates onto their property if they meet certain conditions. In addition, if persons meet those conditions, they can – for a fee – request that the DNR provide them with a letter clarifying that they are exempt from the Spill Law with respect to the substance(s) migrating onto the property.

This exemption encourages redevelopment of these properties, yet continues to require those responsible for the source of contamination to conduct the appropriate actions (e.g., removal of barrels, investigation, cleanup, etc.).

What is “Off-Site” Contamination?

“Off-site” contamination, as described in s. 292.13, Wis. Stats., means one or more hazardous substances that have migrated in groundwater, sediment or soil and are found on a property other than the original contamination source. The term “off-source” is also used to describe this type of contamination.

<u>Inside This Fact Sheet</u>	<u>Page</u>
• Off-site exemption letter – when should I request one?	2
• Eligibility requirements for an off-site exemption	2
• Once I have an off-site exemption – what am I exempt from?	3
• When will I get an off-site exemption letter and when will I get a general liability clarification letter?	3
• How to request an off-site exemption letter or liability clarification letter	4
• What information do I need to submit for an off-site exemption letter?	4
• Responsible Party requirements	6
• Off-site property owner responsibilities	7
• Purchase, easement or lease of source property or property with off-site contamination	8



Wisconsin Department of Natural Resources
PO Box 7921, Madison, WI 53707



Off-Site Exemption Letter – When Should I Request One?

The off-site exemption applies to the discharge of a hazardous substance to the environment from the source property to another property, where the released substance migrates in soil, sediment, surface water or groundwater.

Examples of situations where discharges on source properties may migrate to neighboring properties through soil, sediment, groundwater or surface water include (but are not limited to):

- spills or releases of hazardous substances from industrial practices;
- leaking underground storage tanks;
- discharges of hazardous substances to groundwater at waste disposal sites containing solid or hazardous waste; or
- hazardous substances in sediment that are carried by water to another property (i.e., during a flood, when contaminated sediment is carried by water from another source onto shoreline property).

A person may request DNR staff determine whether he/she qualifies for an off-site exemption to:

- (1) summarize the clean-up liability status, especially for those property owners unfamiliar with Wisconsin state laws;
- (2) provide comfort to property owners or prospective purchasers who seek an off-site exemption or liability clarification in writing from the DNR; and
- (3) establish the adequacy of the site-specific information, in case there is a question about who is responsible for the contamination.

Eligibility Requirements For An Off-Site Exemption

Eligibility for the off-site exemption is limited to persons who possess or control the affected property. A “person,” defined in s. 292.01(13), Wis. Stats., means "an individual, owner,

operator, corporation, limited liability company, partnership, association, municipality, interstate agency, state agency or federal agency."

The off-site exemption requires that the person or party meet all of the statutory conditions listed below. If one or more conditions are not met, the DNR can still provide an applicant with a written determination that clarifies liability, but does not provide the exemption. This letter is called a general liability clarification letter.

To receive a written determination under s. 292.13, Wis. Stats., that confirms the off-site liability exemption, the person requesting the exemption must demonstrate the following:

- a discharge from an off-site source is present on the property that the person possesses or controls;
- the person does not possess or control the source property;
- the person did not and does not currently possess or control the hazardous substance on the source property; and
- the person did not cause the original discharge of hazardous substances.

In addition, the person must agree to comply with the following:

- allow reasonable access of the property to the DNR – and any responsible party – for the purpose of conducting environmental response actions;
- not interfere in any actions taken to respond to the discharge;
- avoid actions that worsen a discharge;
- comply with any other site-specific condition the DNR deems necessary to ensure that an adequate response action is taken; and
- take actions to prevent an imminent threat to human health, safety or welfare, or to the environment due to soil contamination, including sediment contamination, when required by the DNR to do so.

“Persons” who meet the statutory criteria listed above, have the off-site liability exemption, regardless of whether they have an off-site letter from the DNR.

Persons who do not satisfy one or more of the criteria necessary for the off-site exemption are eligible for general liability clarification letters from the DNR.

An example is a prospective purchaser who does not yet "possess or control" a property with off-site contamination. In these situations, DNR will provide a site-specific determination of liability based on submitted information and may identify the additional criteria that must be met to qualify for the off-site exemption.

Each situation will vary depending on the site-specific information. Generally, when historical uses and potential releases on the source property are the same as or similar to those on the off-site property, the DNR requires more information to determine if an off-site exemption is warranted.

Once I Have An Off-Site Exemption – What Am I Exempt From?

With respect to hazardous substances migrating onto property from off-site sources, the person who possesses or controls the property and meets the eligibility criteria in s. 292.13, Wis. Stats., is exempt from the following requirements in the Spill Law:

- the responsibility to take necessary response actions (e.g., investigation, cleanup, etc.) to restore the environment to the extent practicable, and minimize the harmful effects of the discharge to the air, land or water;
- the ability of the DNR to order preventive measures if the existing control measures are found to be inadequate to prevent further discharges;
- the requirement to reimburse the DNR for any costs associated with the DNR responding to the contamination on the person's property; and

- actions that could be required if the DNR were to issue an emergency or special order for the protection of public health, safety or welfare.

The person or party who possesses the property impacted by off-site contamination is still required to provide immediate notification to the DNR under ch. NR 706, Wis. Adm. Code, and s. 292.11(2), Wis. Stats., regarding the presence of a discharge of a hazardous substance, even if it originates from a neighboring property.

If the DNR has already been notified about the contamination source, another notification is not necessary.

When Will I Get An Off-Site Exemption Letter And When Will I Get A General Liability Clarification Letter?

The DNR provides written determinations under s. 292.13(2), Wis. Stats., to persons who own, control, lease, or otherwise possess or control property impacted by off-site contamination.

If the applicant does not meet all of the off-site criteria – for example, does not yet “possess or control” the property (e.g., a prospective purchaser) – a general liability clarification letter can be provided. The same fee applies to each letter.

If all the criteria in s. 292.13, Wis. Stats., are met, DNR will issue a written determination of the off-site liability exemption for persons who possess or control affected property.

If the criteria for the exemption are not met, DNR will issue a general liability clarification letter that explains the person's liability, and may describe the remaining conditions under which the off-site liability exemption would be available to the applicant.

A general liability clarification letter, under s. 292.55(1)(d)1., Wis. Stats., can be provided upon request for the following situations:

- for a lessee who does not “control” the property;
- for a prospective purchaser who meets all of the off-site exemption criteria in s. 292.13, Wis. Stats., except ownership of the property;
- for an area-wide request; these requests are made to clarify the liability of numerous property owners whose properties have contamination that has migrated from a single source property, and where each property owner is not requesting or eligible for a property-specific, off-site exemption letter; or
- for a situation where it has not yet been demonstrated that contamination has migrated onto a property, or where any other condition required for an off-site exemption has not been met.

How To Request An Off-Site Exemption Letter or Liability Clarification Letter

An applicant should fill out DNR Form 4400–201 and send it with the necessary information and fee to the appropriate DNR regional office (see pp. 9-10 for additional information). The DNR will determine whether the applicant is eligible for the off-site exemption letter or the general liability clarification letter.

The determinations are based on site-specific information. If the applicant is not eligible for the off-site exemption letter, a general liability



clarification letter will be issued that may include the conditions under which the exemption would be available to the applicant.

To view the fee schedule or current fee information, please check the DNR’s Remediation and Redevelopment (RR) web site at http://dnr.wi.gov/org/aw/rr/Services_Fees/index.htm. The fees are also listed in ch. NR 749, Wis. Adm. Code.

What Information Do I Need To Submit For An Off-Site Exemption Letter?

In general, the person requesting the letter must submit information that the DNR determines is adequate to substantiate the following:

- contamination exists in soil, sediment or groundwater on the applicant’s property;
- contamination has migrated to the applicant's property from a neighboring property;
- the applicant did not cause and does not possess or control the discharge on the source property; and
- the applicant does not possess or control the source property.

Other information the DNR may request includes the type and volume of hazardous substances handled, generated, or stored on the applicant's property during the period of ownership and/or length of the lease.

This information may be contained in environmental assessments conducted on the property, or from environmental site assessments or site investigations conducted on neighboring properties.

Is a Phase I and II Environmental Site Assessment (ESA) adequate to demonstrate that the contamination is migrating from off-site?

In most cases, standard Phase I and II environmental site assessments (ESAs) will not be adequate to demonstrate that contamination is migrating onto the property from an off-site source. An ESA may document the presence of hazardous substances on a property, but usually

has insufficient information to exclude the property as the source of the contamination.

Generally, the amount of necessary sampling information will be greater when historical uses and potential releases on the source property are the same, or similar to, those on the off-site property.

In these instances, the type of assessment needed to obtain a written off-site exemption from the DNR will be broader in scope than a standard Phase II ESA. The assessment will need to be more in line with the type of sampling that describes the degree and extent of contamination and determines a contamination source, performed in accordance with site investigation requirements under ch. NR 716, Wis. Adm. Code.

If reports regarding the source discharge are available, that will help demonstrate that the contamination is migrating from off-site.

Does the DNR have the authority to ask for more information prior to making an off-site determination?

Yes. The person who requests the off-site exemption is required to provide the DNR with sufficient information to make the determination. If the initial information is inadequate, DNR staff will request additional data.

For example, staff may ask the applicant to provide information on the source of contamination or the lack of a source on the property in question. If sufficient information is not received, DNR may indicate to the applicant that it cannot issue an off-site letter. **Lack of adequate information is the most frequent reason for DNR's denial of an off-site exemption.**

Must the source of the contamination be confirmed prior to receiving the exemption letter?

In most cases, the person seeking the exemption letter does not need to identify the exact location of the source of the off-site contamination.

However, to meet the requirement, the applicant must establish that the source is **not** located on the affected property for which the off-site liability exemption is being requested.

In certain cases, the applicant may also need to establish that the source of contamination is not located on any other property that the applicant previously possessed or controlled, or currently possesses or controls. In other words, the applicant is not eligible if they are responsible for the source of contamination.

Is the fact that the neighboring property is contaminated meet all the conditions I need to receive an off-site exemption letter from DNR?

No, by itself, the presence of nearby contamination does not establish that all the conditions for the off-site exemption have been met.

There needs to be enough information to demonstrate that there has been migration of the hazardous substances onto a property before DNR can make a determination. Other site-specific information, as previously listed, is also needed.

Generally, DNR's determination will require that sampling has been done on a property to confirm that a hazardous substance is actually present on the off-site property.

The results of such sampling are often found in either a site assessment or site investigation report done for the release from the source property. Site investigations typically establish which properties have been impacted by the contamination.

In certain cases, sampling on the property for which the off-site exemption letter is requested may not be necessary if sample results from neighboring properties clearly imply that contamination has migrated onto the property in question.

If the off-site property is not yet affected by contamination, or it has not been demonstrated that contamination from the neighboring

property is impacting a property, a person is not eligible for the off-site exemption letter. However, a liability clarification letter may be issued in some cases.

How can an applicant determine if the available technical information is adequate for the off-site exemption letter?

An applicant should review all the information available pertaining to the affected property and the source property. If they are unsure of what the information means, they may want to hire a competent environmental professional to review the information prior to filling out the application, as well as collect any additional data if necessary.

After the application and fee are submitted, the DNR will review and issue a written determination. If the information provided is inadequate, the DNR will request additional information.

If there is area-wide contamination, and a party requests a liability clarification for multiple properties, but not specifically for a property the party owns, what kind of information should the party submit with the request?

An applicant who is requesting a liability clarification letter in the case of area-wide contamination should submit any available information on the cause of the contamination and any investigation and clean-up activities undertaken.

Most of this information may be available in existing reports in DNR files related to the source property. This information may be in the form of a site investigation report, remedial action plan, or closure request.

The request should also include any available maps of the area that illustrate known environmental impacts to the properties in question. The DNR may then be able to provide a letter explaining the general environmental liability of the owners of properties affected by area-wide contamination. The DNR may also provide an off-site exemption letter upon request

from individual property owners in this type of situation.

What is the GIS Registry of Closed Remediation Sites and how is it related to the off-site liability exemption? If my property is listed on the GIS Registry, is this enough for me to receive an off-site determination from the DNR?

In Wisconsin, state regulations allow for some properties to be considered “closed” – i.e. when the DNR determines that all appropriate investigation and cleanup have been performed to state standards – when there is still residual soil or groundwater contamination existing on the properties.

This situation occurs when natural attenuation is used as the clean-up remedy. Natural attenuation is the use of natural processes in soil and groundwater to contain the spread and reduce the amount of contamination.

The DNR has a Geographic Information System (GIS) Registry of Closed Remediation Sites, which is a database of properties that have been closed with residual soil or groundwater contamination. Properties with off-site contamination are also included on this GIS Registry.

Following the cleanup, property owners with off-site contamination on their properties are notified regarding inclusion on the GIS Registry before a case is closed.

The off-site liability exemption is related to the GIS Registry in that properties whose owners receive these notification letters are affected by contamination from the reported source. However, simply receiving a copy of this notification letter is not adequate information by itself to substantiate that the off-site exemption criteria, under s. 292.13, Wis. Stats., are met. More specific information is needed.

For more information on the GIS Registry and for maps and other site-specific information, please see <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Responsible Party Requirements

Who is a “Responsible Party” (RP)?

A “responsible party” (RP) is the person who caused the release of the hazardous substance, or who possesses or controls (i.e., owns) the hazardous substance discharge.

What if there is contamination present from on-site as well as off-site sources?

All property owners are responsible for taking appropriate response actions for any hazardous substance discharges on their property. However, for hazardous substances that migrate onto and affect a second property from a source property, cleanup is the responsibility of the owner of the source property or the person who caused the release of the hazardous substance.

The property owner affected by off-site contamination would not be responsible for any additional investigation and clean up of any hazardous substances migrating onto the property – assuming the off-site hazardous substances can be distinguished from hazardous substances released from an on-site source, and assuming the property owner meets the requirements of s. 292.13, Wis. Stats.

If the same type of contamination is found on the neighboring property and the property for which the off-site exemption is requested, sufficient information needs to be presented to convince the DNR that the source is actually

located off the property. A discussion with DNR technical staff is recommended for these sites.

Difficult cases include those where several adjacent properties have had similar past land uses, such as properties with underground storage tanks (USTs), industrial operations, or historic fill sites.

If contamination is detected on one property, it can be difficult to determine exactly where the source of the contamination is located.

What if soil, sediment and/or groundwater impacted by off-site contamination needs to be managed on or off the property?

The person managing, excavating, or building on the contaminated soil, sediment or groundwater would be required to follow all applicable local, state and federal laws regarding the management, placement and disposal of those materials. The off-site liability exemption does not waive those requirements.

What can the responsible party do if an adjacent property owner refuses to give access to allow sampling or cleanup to occur?

A responsible party who has been denied access to respond to the discharge of hazardous substances should document the attempts to gain access. This information and a copy of an access agreement the RP attempted to use to get access to the property – that shows the proposed reasonable terms – should be sent to the DNR.

The DNR will evaluate the attempts to gain access and contact the property owner who has refused reasonable access in an effort to facilitate the clean-up process. The DNR may revoke a person’s off-site liability exemption if the person denies access to an RP who wants to respond to the discharge. The DNR could then require that person to respond to the discharge.

As a last resort, the DNR can exercise its inspection authority to gain access in order to respond to the contamination (please see the following section for more information).



Off-Site Property Owner Responsibilities

What are my rights and responsibilities if my property is impacted by off-site contamination?

If you detect contamination on your property, you must provide immediate notification to the DNR under ch. NR 706, Wis. Adm. Code, and s. 292.11(2), Wis. Stats. The discharge of a hazardous substance must be reported to the state even if it is likely to have originated on a neighboring property.

You are still responsible for allowing reasonable access to the responsible party and to the DNR to conduct environmental response actions. If you fail to allow access, you may be held responsible for completing necessary response actions.

You have the right to see the data collected from your property. If you have trouble obtaining this data from the responsible party, you may contact the DNR to obtain the data. You also have the right to negotiate a private agreement with the responsible party for restoration to your property for damage resulting from remediation work. The DNR is not a party to these private agreements.

You can negotiate the removal of contaminants from your property as part of the responsible party's clean-up action.

However, DNR cannot compel a responsible party to conduct a cleanup beyond that which meets state requirements, which in some cases allows for residual groundwater and soil contamination.

When would the DNR require the off-site property owner to take actions to prevent an imminent threat due to soil or sediment contamination?

In some cases, the DNR may require that the person in possession or control of soil or sediment contamination from an off-site source take some limited actions, as outlined in s. 292.13(1m) (e), Wis. Stats.

Generally, the DNR will require that the person who caused the discharge or who possesses or controls the source of the discharge to conduct any necessary emergency actions.

Where that party or parties are not willing or able to do so, the DNR may hire an environmental firm to take the necessary emergency actions if it is a high priority site and if state funds are available to pay for the emergency actions.

However, the DNR also has the authority to require the person whose property is impacted by off-site discharges in the soil or sediment to take necessary actions to prevent an imminent threat to humans or the environment. What constitutes an "imminent" threat will be determined on a case-by-case basis, as outlined in ch. NR 708, Wis. Adm. Code.

Actions may include limiting public access to the property; identifying, monitoring and mitigating fire, explosion and vapor hazards on the property; and visually inspecting the property and installing appropriate barriers.

What if the person who receives the off-site exemption refuses to allow access to the impacted property?

The DNR may assist with resolving disputes between the affected property owner and the party seeking access. A person who refuses access to the responsible party or the DNR for the purpose of conducting environmental response actions has failed to meet an eligibility requirement for the off-site liability exemption.

Ultimately, if access is not granted, the exemption could be revoked. In addition, the DNR may determine that the person who refuses access is exercising possession or control of the contamination migrating onto his or her property, and could therefore be required to take any necessary response actions.

Purchase, Easement or Lease of Source Property or Property with Off-Site Contamination

What happens if a person with the off-site exemption purchases or leases the source property?

If the person with the off-site exemption takes possession or control of the source property where the off-site contamination originated, the off-site exemption would no longer be in effect for that person.

This individual, along with any other person who is responsible for the contamination, would then be responsible for investigating and cleaning up the contamination from the source property, in accordance with the Spill Law.

If the person with the off-site exemption leases or has an easement for the source property, the terms of the lease or easement would determine whether or not the lessee actually controlled the hazardous substance on the source property.

If the affected property is being leased, who should receive the off-site letter?

The answer to this question depends on who requested the letter and presented the supporting information to the DNR. The property owner could request an off-site letter for property that is leased, and could receive the off-site letter.

The lessee could request an off-site letter when, by virtue of a lease agreement, the lessee is exercising possession or control over the hazardous substance discharge or restricting access to the property.

It is the DNR's preference that the property owner and lessee request an off-site letter simultaneously in order to ensure a coordinated response to all parties, especially concerning future access to the property.

Each person should submit a separate application and fee for an off-site exemption letter. Applicants who lease or plan to lease a property affected by an off-site discharge should include a copy of the lease agreement that

For More Information or To Obtain an Application Form

An application (form 4400-201) can be printed off the DNR's web site at <http://dnr.wi.gov/org/aw/rr/archives/pubs/4400-201.pdf>.

relates to the control or release of hazardous substances with their application.

Is the off-site exemption or DNR letter transferable to the next property owner?

No, the off-site exemption and letter are not transferable between parties, such as between the buyer and seller of a property.

However, if the new owner meets the statutory criteria, they would qualify for the off-site liability exemption. A new written determination from DNR would require information to show that the new owner did not cause the release of the contamination or possess or control the source property.

Subsequent owners who would like an off-site exemption letter will need to request a letter and pay the fee to the DNR, and will need to provide the information necessary for the DNR to issue an off-site exemption letter.

Department of Natural Resources Land Recycling Team

For assistance with any information about off-site exemptions or liability clarifications, please contact the RR staff member in your area.

DNR NORTHERN REGION

John Sager (715) 623-4190
Department of Natural Resources
107 Sutliff Avenue
Rhineland WI 54501

DNR NORTHEAST REGION

Annette Weissbach (920) 662-5165
Department of Natural Resources
2984 Shawano Avenue
Green Bay, WI 54313

DNR SOUTH CENTRAL REGION

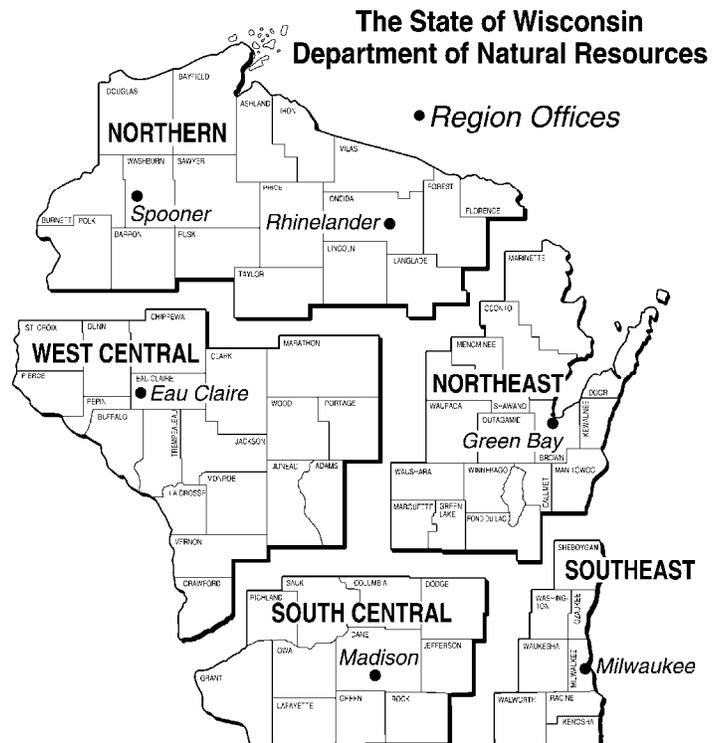
Mike Schmoller (608) 275-3303
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711

DNR SOUTHEAST REGION

Margaret Brunette (414) 263-8557
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee, WI 53212

DNR WEST CENTRAL REGION

Loren Brumberg (715) 839-3770
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire, WI 54702



This document may contain some information about certain state statutes and rules but does not necessarily include all of the details found in the statutes/rules. Readers should consult the actual language of the statutes/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.



WARRANTY DEED
(Corrective)

DOCUMENT NO.

SOURCE
PROPERTY

This Deed, made between UFE Incorporated, a Minnesota corporation, Grantor, and Johnson Kellogg Properties, LLC, a Minnesota limited liability company, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Polk County, State of Wisconsin:

See attached Exhibit A

This deed is given to correct the legal description of the Warranty Deed dated April 29, 2008, recorded as document number 746418 between UFE Incorporated, a Minnesota corporation and Johnson Kellogg Properties, LLC, a Minnesota limited liability company, The correct legal description is attached as Exhibit A.

Transfer Tax Exemption per Section 77.25(3)

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

Together with all and singular the hereditaments and appurtenances thereunto belonging: And UFE Incorporated warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, subject, but not limited to, the exceptions listed on the attached Exhibit B.

and will warrant and defend the same.

Dated this 7 day of March, 2010.

(SEAL)

UFE Incorporated

* _____

By: GREGORY WILLIS

Its: CEO

(SEAL)

* _____

See attached

Personally came before me this _____ day of _____, 2010, by _____, the _____ of UFE

TITLE: MEMBER STATE BAR OF WISCONSIN

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS

Gray, Plant, Mooty, Mooty & Bennett, P.A.
500 IDS Center
80 South Eighth Street
Minneapolis, MN 55402

116-154-0 116-167-0 116-295-0 116-93-0

(Parcel Identification Number)

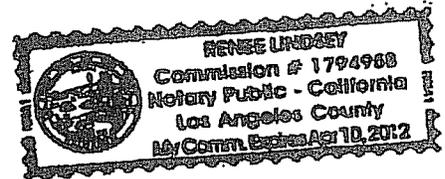
STATE OF CALIFORNIA)
) SS.
 COUNTY OF Los Angeles)

On March 1, 2010 before me, Renee Lindsey, Notary Public,
 personally appeared Gregory Willis, who proved
 to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
 the within instrument and acknowledged to me that he/~~she~~/they executed the same in
 his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
 foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Renee Lindsey (Seal)
 Notary Public



WARRANTY DEED
GP:2404930 v1

STATE BAR OF WISCONSIN
Form No. 1 - 1982

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1: (PIN# 116-164-0 and 116-167-0)

The West 50 feet of Lots 6 and 9, Second Addition to the Village of Dresser.

PARCEL 2: (PIN# 116-295-0)

Lot 24 of Assessor's Plat to the Village of Dresser, except the North 49.4 feet of that part of said Lot 24 lying Westerly of the East 406.2 feet of said Lot 24.

PARCEL 3: (PIN# 116-93-0)

Lot 1, Certified Survey Map #1735, Volume 8, page 83.

SOURCE
PROPERTY

All according to the recorded plats thereof and the United States Government Survey, Polk County, Wisconsin.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Rights of public, if any, in and to the North 49.4 feet of Lot 24 of Assessor's Plat of Village of Dresser by virtue of deed recorded as Document No. 333261 in Vol. 309, page 65, which provides for the Westerly extension of First Street of said village and being accepted by the village as a declaration and dedication of such extension of First Street. (As to Parcels 1 & 2)
2. Perpetual sewer easement over the North 15 feet of Lot 37 of Assessor's Plat of said Village of Dresser, Polk County, Wisconsin and a temporary construction easement over the North 30 feet of said Lot 37 for sanitary sewer purposes with the perpetual right for ingress and egress for said purposes, as defined in Document No. 292200 recorded in Vol. 215, page 370. (As to Parcels 5 and 6)
3. Existing driveway over Lot 15 of Block 5 of the Original Plat of Dresser Junction, for the benefit of Lot 16 through 20 of Block 5 of the said Original Plat of Dresser Junction and Lot 36 of Assessor's Plat of the Village of Dresser, as disclosed by Surveyor's Inspection Certificate signed by Francis H. Ogden and dated October 22, 1974. (As to Parcel 5)
4. Existing roads or highways.
5. General and special real estate taxes.
6. Liens or deferred charges not shown on the tax roll for installations and connections of water and sewer laterals, mains and service pipes.

GIS Map - UFE Inc. - Plant 2 (Molding)



SOURCE PROPERTY

OFF-SOURCE A PROPERTY

Parcel #116-00093-0000
CSM #1735
V. 8, P. 83

2	3	4	5	6	7	8	9	10
116000650000	116000670000	116000680000	116000690000	116000700000	116000710000	116000730000	116000740000	116000750000
60	60	60	50	50	50	50	50	50

116003150000 0.65 Ac.
116003130000 0.45 Ac.
116003200000 0.23 Ac.
116003210000 0.29 Ac.
116003220000 0.49 Ac.
116003240000 155.57

1	2	3	4	5	6	7	8	9	10
116000400000	116000410000	116000420000	116000430000	116000440000	116000450000	116000460000	116000470000	116000480000	116000490000
50	50	50	50	50	50	50	50	50	50

25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10
25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25

116000640000 25

25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25

116003280000 0.24 Ac.
116003300000 1.01 Ac.
116003290000 0.53 Ac.
116003310000 0.67 Ac.

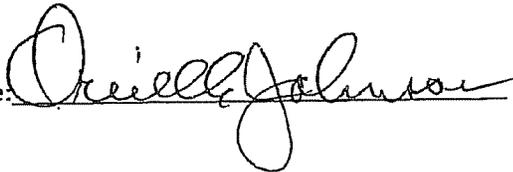
WISCONSIN CENTRAL RAILROAD

Re: Geographic Information System Registry for UFE Inc. Plant 2 - Molding, 228 West Main Street, Dresser, Wisconsin, WDNR BRRTS # 02-49-551674

Regulatory file closure has been requested for the above referenced site. Chlorinated solvent impacted soil and groundwater exceeding United States Environmental Protection Agency soil screening levels and WDNR ch. NR 140 groundwater enforcement standards (ESs) may be still be present beneath the site. Therefore, pursuant to WDNR ch. NR 726, the required Geographic Information System (GIS) registry information must include legal descriptions and/or plat maps. Legal descriptions and/or plat maps must be included for all properties (within or partially within the site's boundaries), which have soil contamination that exceeds the soil screening level and/or groundwater contamination that exceeds the ESs at the time closure is requested. Additionally, the GIS registry information must include a statement signed by the responsible party, which states that he or she believes that the legal description has been attached for each property that is within, or partially within, the contaminated site boundary. (The purpose of this requirement is that a legal description for each of the contaminated properties has been submitted. The responsible party is not required to attest to the accuracy of the attached legal descriptions.) Therefore, the following statement has been included:

I, Orville Johnson, representing Johnson Kellogg Properties LLC, certify that to the best of my knowledge the legal description has been attached for each property that is within, or partially within, the contaminated site boundary for the UFE Inc. Plant 2 - Molding site.

Signature:

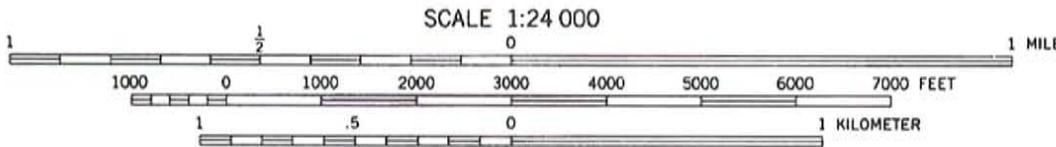
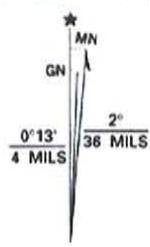
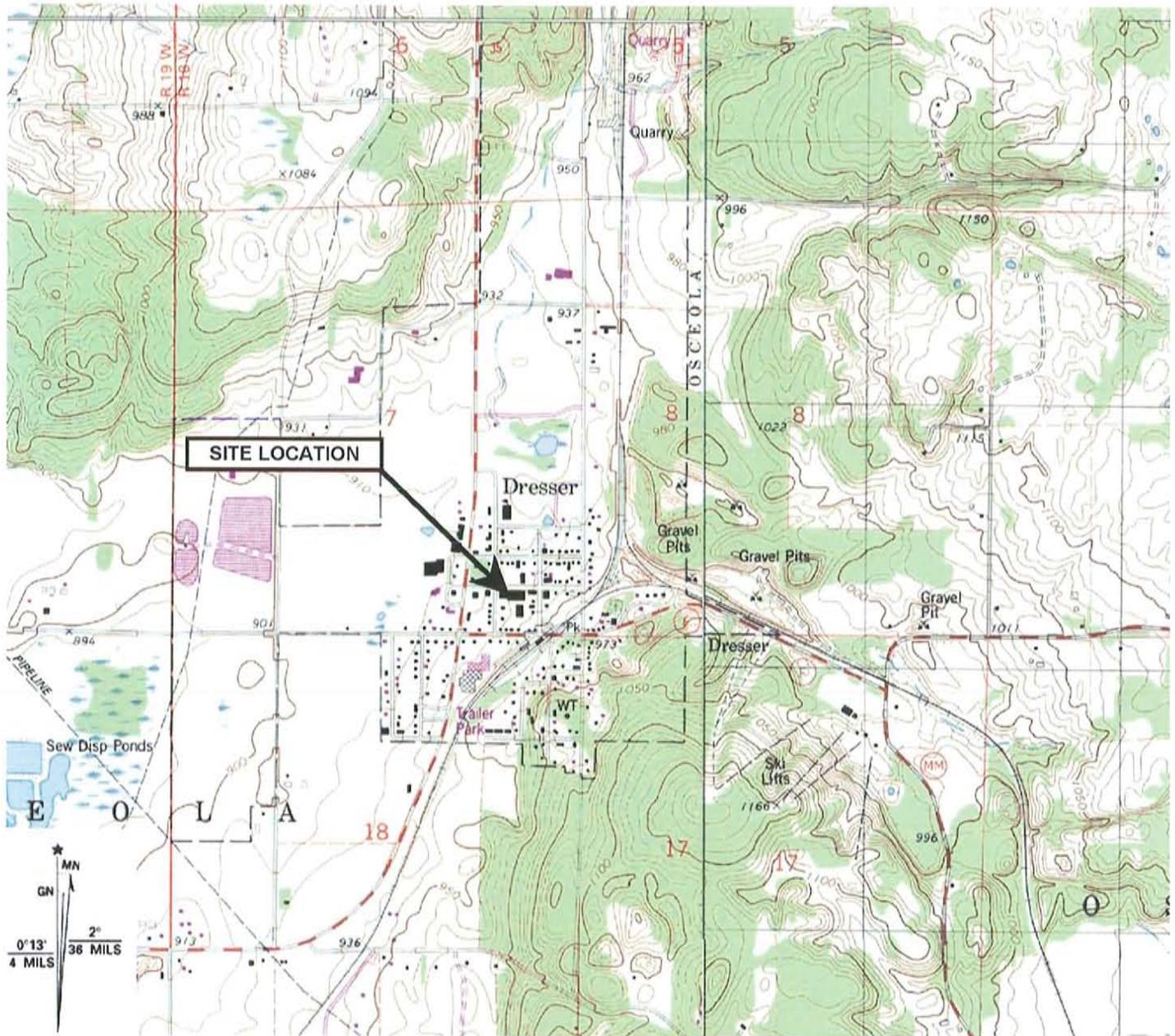


Date:

MAY 8, 2010

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

OSCEOLA QUADRANGLE
WISCONSIN-MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)



CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS



Sheet:	Project No:
of	BL-08-02604D
	Drawing No:
	BL-08-02604D
	Scale: None
	Drawn By: KLH
	Date Drawn: 10/14/08
	Checked By: MLG
Fig: 1	Last Modified: 10/14/08

SITE LOCATION MAP
UFE INC. - PLANT 2 MOLDING
228 WEST MAIN STREET
DRESSER, WISCONSIN

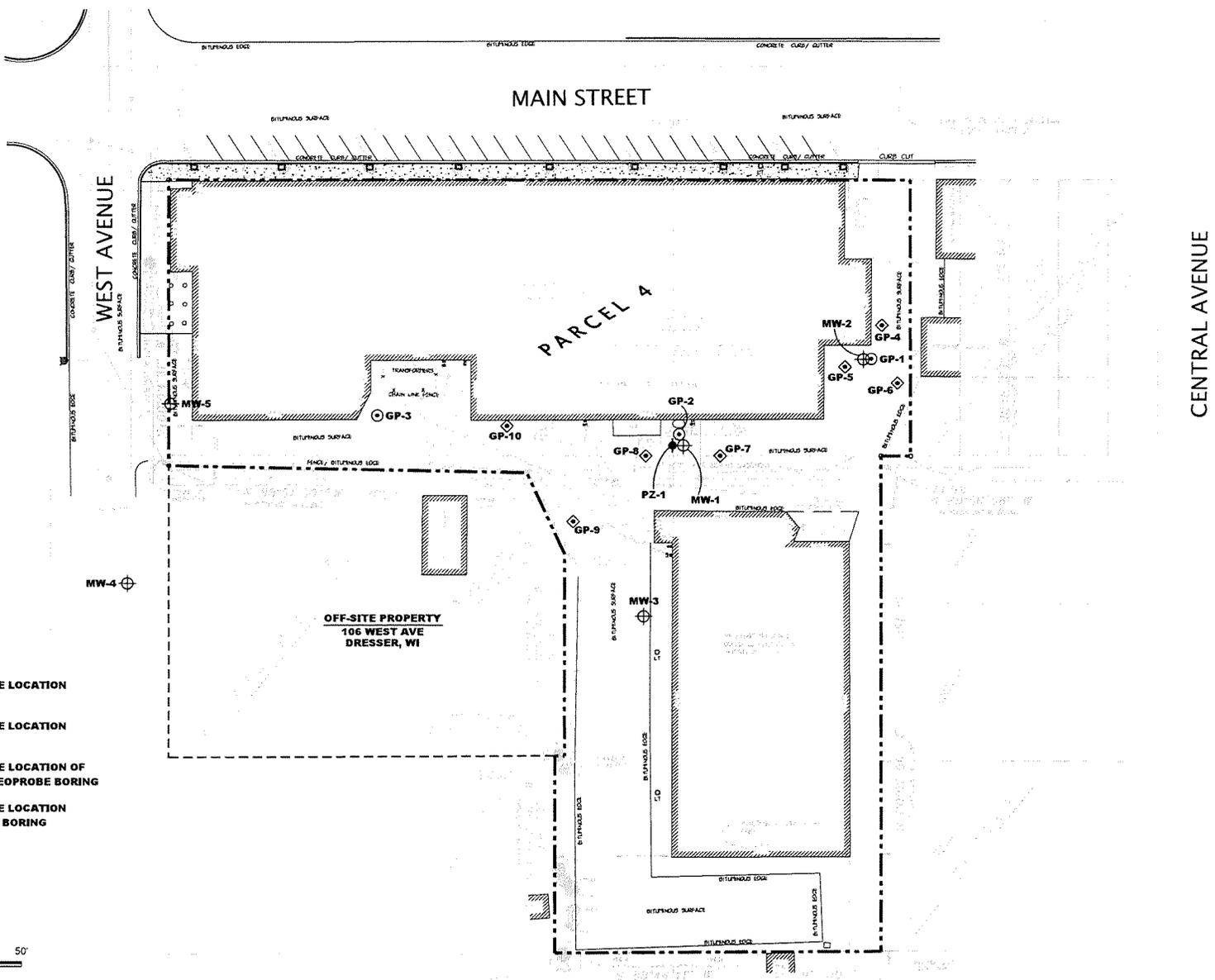
BRAUN
INTERTEC
2831 Larson Street
La Crosse, WI 54603
PH. (608) 781-7277
FAX (608) 781-7279

P:\312008\BL0802604D.dwg AJ-WELLS 7/6/2010 2:16:13 PM

Base Dwg Provided By:
CORNERSTONE LAND
SURVEYING, INC.

SITE LAYOUT MAP
NO 716 SITE INVESTIGATION
UPE INC. - PLANT 2 MOLDING
228 WEST MAIN STREET
DRESSER, WISCONSIN

Project No:	BL0802604D
Drawing No:	BL0802604D
Scale:	1" = 50'
Drawn By:	BJB
Date Drawn:	10/13/06
Checked By:	KDN
Last Modified:	7/8/10
Sheet:	Fig:
of	2



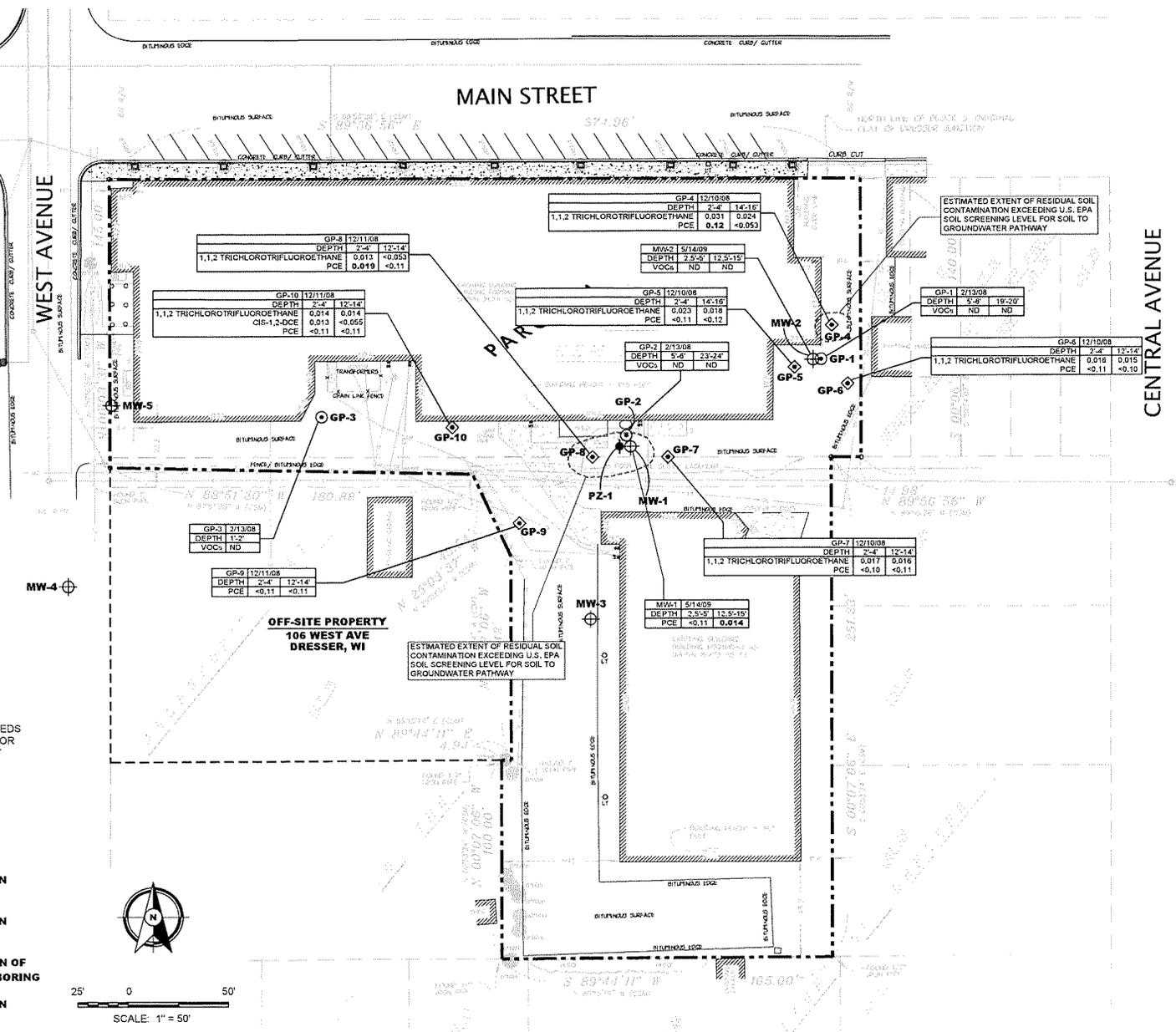
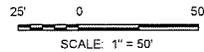
- ⊕ DENOTES APPROXIMATE LOCATION OF MONITORING WELL
- ◆ DENOTES APPROXIMATE LOCATION OF PIEZOMETER
- ◇ DENOTES APPROXIMATE LOCATION OF SITE INVESTIGATION GEOPROBE BORING
- ⊙ DENOTES APPROXIMATE LOCATION OF PHASE II GEOPROBE BORING



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

F:\PROJECTS\BL0802604D-4.mxd SOIL CONTAM. 7/8/2010 2:20:31 PM

- BOLD** INDICATES CONCENTRATION EXCEEDS U.S. EPA SOIL SCREENING LEVEL FOR SOIL TO GROUNDWATER PATHWAY
- VOCs VOLATILE ORGANIC COMPOUNDS
- CIS-1,2-DCE CIS-1,2-DICHLOROETHENE
- PCE TETRACHLOROETHENE
- ND NOT DETECTED
- NOTE:** ALL CONCENTRATIONS IN mg/kg
- ⊕ DENOTES APPROXIMATE LOCATION OF MONITORING WELL
 - ◆ DENOTES APPROXIMATE LOCATION OF PIEZOMETER
 - ◇ DENOTES APPROXIMATE LOCATION OF SITE INVESTIGATION GEOPROBE BORING
 - ⊙ DENOTES APPROXIMATE LOCATION OF PHASE II GEOPROBE BORING



BRAUN INTERTEC
 11001 Hampshire Avenue So.
 Minneapolis, MN 55438
 PH. (852) 995-2000
 FAX (852) 995-2020

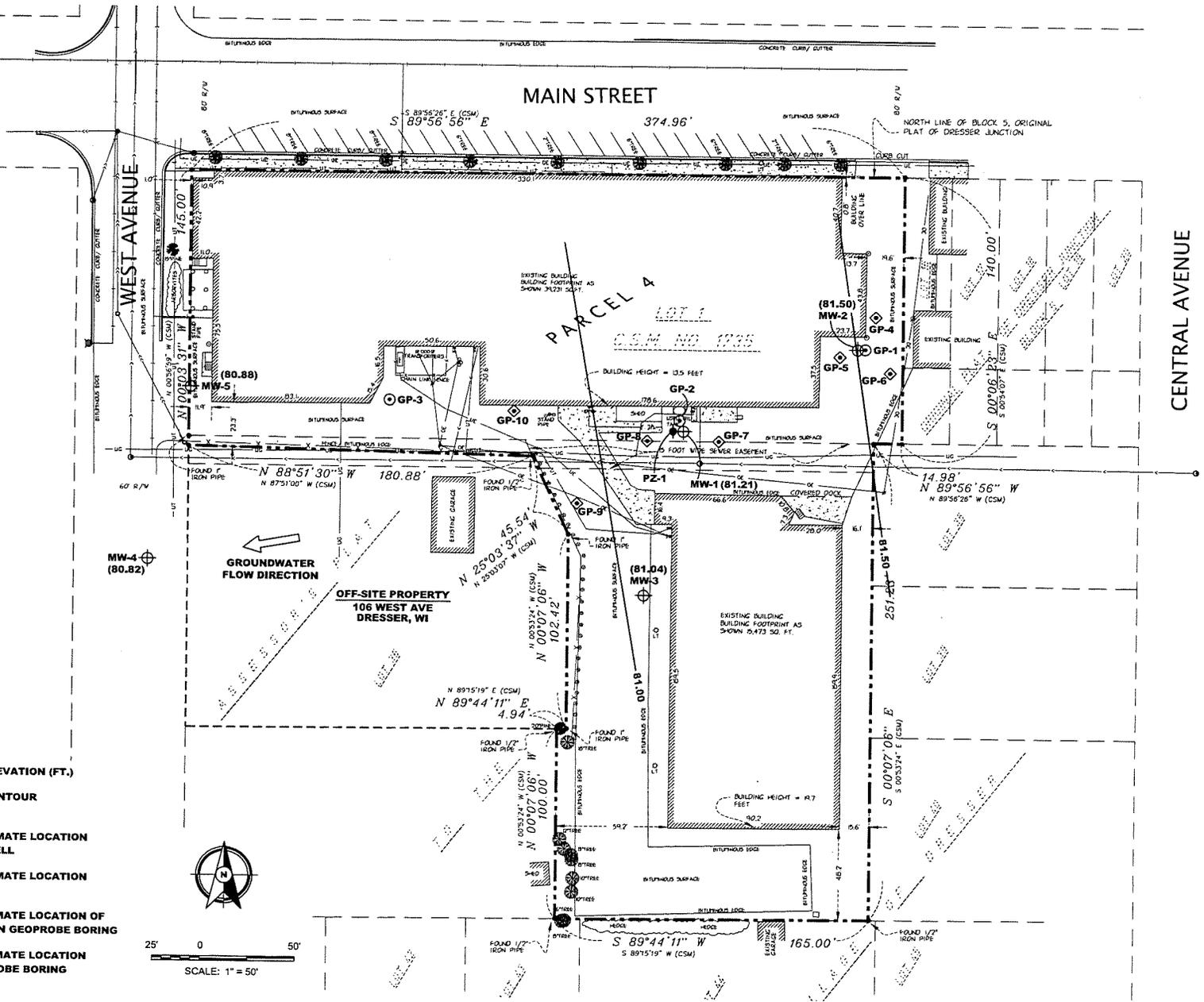
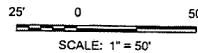
Base Dwg Provided By:
 CORNERSTONE LAND SURVEYING, INC.

SOIL CONCENTRATION MAP
 CLOSURE REQUEST SUBMITTAL
 UFE INC. - PLANT 2 HOLDING
 228 WEST MAIN STREET
 DRESSER, WISCONSIN

Project No:	BL0802604D
Drawing No:	BL0802604D
Scale:	1" = 50'
Drawn By:	BJB
Date Drawn:	10/13/08
Checked By:	YDN
Last Modified:	7/8/10
Sheet of:	3

F:\BL0802604D\BL0802604D.dwg, GW-11110, 2/4/2011, 13:10:14 PM

- (78.99) GROUNDWATER ELEVATION (FT.)
- GROUNDWATER CONTOUR ELEVATION (FT.)
- ⊕ DENOTES APPROXIMATE LOCATION OF MONITORING WELL
- ◆ DENOTES APPROXIMATE LOCATION OF PIEZOMETER
- ◇ DENOTES APPROXIMATE LOCATION OF SITE INVESTIGATION GEOPROBE BORING
- ⊙ DENOTES APPROXIMATE LOCATION OF PHASE II GEOPROBE BORING



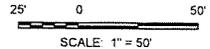
CENTRAL AVENUE

MAIN STREET

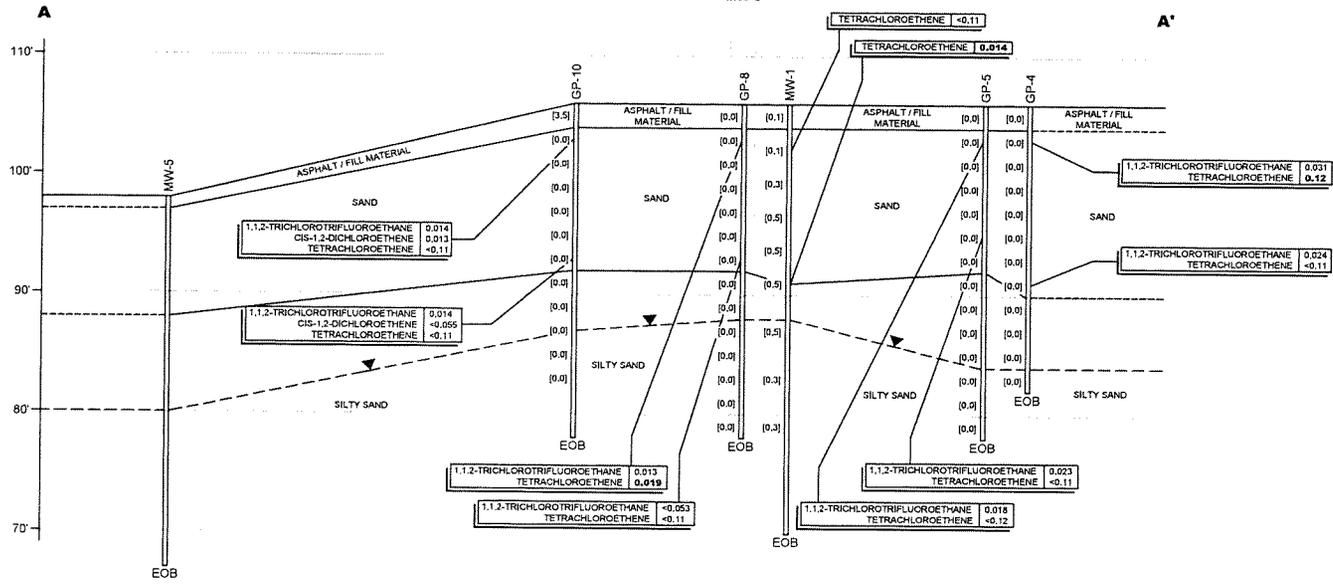
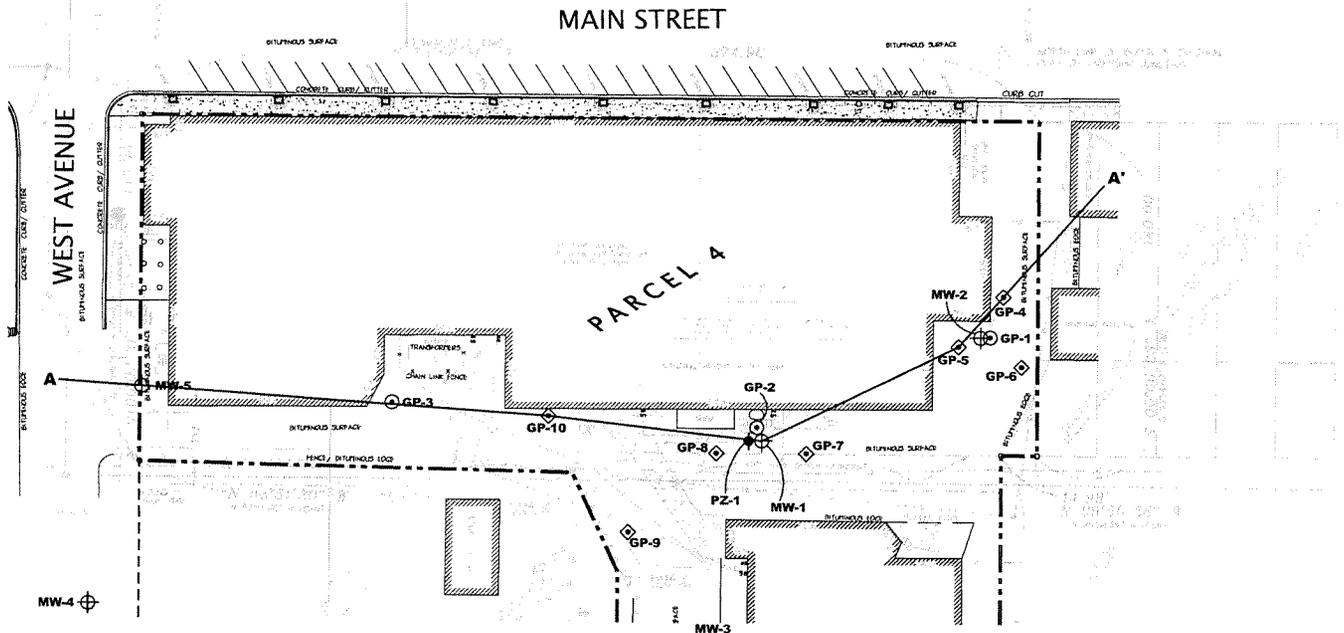
WEST AVENUE

PARCEL 4
LOT 1
C.S.M. NO. 1935

OFF-SITE PROPERTY
106 WEST AVE
DRESSER, WI



- ⊕ DENOTES APPROXIMATE LOCATION OF MONITORING WELL
- ◆ DENOTES APPROXIMATE LOCATION OF PIEZOMETER
- ◇ DENOTES APPROXIMATE LOCATION OF SITE INVESTIGATION GEOPROBE BORING
- ⊙ DENOTES APPROXIMATE LOCATION OF PHASE II GEOPROBE BORING



- 0.01 FIELD SCREENING (ppm)
 - ▽ GROUNDWATER ELEVATION
-
-
- VERTICAL EXAGGERATION: 5x

P:\BL08026040\BL08026040.dwg, X-SEC.7/12/2010 10:00:47 AM

BRAUN INTERTEC
 11001 Hampshire Avenue So.
 Minneapolis, MN 55438
 PH. (852) 895-2000
 FAX (852) 995-2020

Base Dwg Provided By:
 CORNERSTONE LAND SURVEYING, INC.

GEOLOGIC CROSS SECTION A-A'
 CLOSURE OF PLANT 2 MONITORING
 LIFE LINE PLANT 2 MONITORING
 228 WEST MAIN STREET
 DRESSER, WISCONSIN

Project No
 BL08026040
 Drawing No
 BL08026040
 Scale AS SHOWN
 Drawn By BJB
 Date Drawn 10/13/08
 Checked By KDW
 Last Modified 7/12/10
 Sheet of Fig 6

Project # BL-08-02604D
 NR 716 Site Investigation
 UFE, Inc.
 228 West Main Street
 Dresser, Wisconsin

Table 2
 Soil Laboratory Analytical Results
 February 13, 2008

PARAMETER:	GP-1		GP-2		GP-3	NR720	NR746.06	NR746.06
	5 - 6'	19 - 20'	5 - 6'	23 - 24'	1 - 2'	RCLs ¹	Table 1 ²	Table 2 ³
VOC Compounds (mg/kg)	BDL	BDL	BDL	BDL	BDL	Variable	Variable	Variable
Gasoline Range Organics (mg/kg)	<5.4	<6.5	<5.8	<6.1	NA	100	NS	NS
Diesel Range Organics (mg/kg)	<8.8	<9.8	<8.8	<9.8	NA	100	NS	NS
PAH Compounds (mg/kg)	<0.036	<0.040	<0.036	<0.040	NA	NS	NS	NS
PCBs (mg/kg)	<0.094	<0.10	<0.093	<0.10	<0.091	NS	NS	NS
Metals (mg/kg)								
Mercury	NA	NA	<0.022	<0.024	NA	NS	NS	NS
Arsenic	NA	NA	<5.5	<1.2	NA	1.6	NS	NS
Barium	NA	NA	20	27	NA	NS	NS	NS
Cadmium	NA	NA	<0.27	<0.30	NA	510	NS	NS
Chromium	NA	NA	7.8	6.0	NA	200	NS	NS
Lead	NA	NA	0.84	3.0	NA	500	NS	NS
Selenium	NA	NA	<1.1	<1.2	NA	NS	NS	NS
Silver	NA	NA	<0.55	<0.61	NA	NS	NS	NS

Sources for Wisconsin soil standards:

¹ - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels (metals are industrial standards)

² - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores

³ - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

NS - No Wisconsin Soil Standards have been established

NA - Not Analyzed

BDL - Below Reported Detection Limit (variable concentrations)

VOC - Volatile Organic Compounds

PAH - Polycyclic Aromatic Hydrocarbons

PCBs - Polychlorinated Biphenyls

Bold - indicates concentration exceeds one more Wisconsin Soil Standard

Note: Results reported in Limited Phase II ESA by ATC Associates on March 25, 2008

Project # BL-08-02604D
 NR 716 Site Investigation
 UFE, Inc.
 228 West Main Street
 Dresser, Wisconsin

Table 4
 Soil Laboratory Analytical Results
 December 10-11, 2008

PARAMETER:	GP-4		GP-5		GP-6		GP-7		NR720 RCLs ¹	NR746.06 Table 1 ²	NR746.06 Table 2 ³	EPA Ingestion ⁴	EPA - Inhalation Dust ⁵	EPA - Inhalation Volatiles ⁶	EPA - Soil to Groundwater ⁷
	2 - 4'	14 - 16'	2 - 4'	14 - 16'	2 - 4'	12 - 14'	2 - 4'	12 - 14'							
VOC Compounds (mg/kg)															
1,1,2-Trichlorotrifluoroethane	0.031*	0.024*	0.023*	0.018*	0.016*	0.015*	0.017*	0.016*	NS	NS	NS	30,700,000	32,300,000,000	150,000	6,600
1,2,3-Trichlorobenzene	<0.054	<0.053	<0.053	0.0098*	0.0059*	<0.052	<0.052	<0.053	NS	NS	NS	-	-	-	-
Cis-1,2 Dichloroethene	<0.054	<0.053	<0.053	<0.058	<0.054	<0.052	<0.052	<0.053	NS	NS	NS	10,200	NS	NS	0.027
Naphthalene	0.011*	<0.13	<0.13	<0.14	<0.13	<0.13	<0.13	<0.13	NS	2.7	NS	-	-	-	-
Tetrachloroethene	0.12	<0.11	<0.11	<0.12	<0.11	<0.10	<0.10	<0.11	NS	NS	NS	55	5,200,000	34	0.0041
Tetrahydrofuran	<0.27	<0.27	<0.26	<0.29	<0.27	0.086*	0.070*	0.084*	NS	NS	NS	-	-	-	-
Toluene	0.012*	<0.053	<0.053	<0.058	<0.054	<0.052	<0.052	<0.053	1.5	38	NS	-	-	-	-
Trichloroethene	<0.054	<0.053	<0.053	<0.058	<0.054	<0.052	<0.052	<0.053	NS	NS	NS	7.15	27,400	0.23	0.0037
Xylenes, Total	0.0070*	<0.106	<0.106	<0.116	<0.108	<0.104	<0.104	<0.106	4.1	42	NS	-	-	-	-

PARAMETER:	GP-8		GP-9		GP-10		NR720 RCLs ¹	NR746.06 Table 1 ²	NR746.06 Table 2 ²	EPA Ingestion ⁴	EPA - Inhalation Dust ⁵	EPA - Inhalation Volatiles ⁶	EPA - Soil to Groundwater ⁷
	2 - 4'	12 - 14'	2 - 4'	12 - 14'	0 - 2'	12 - 14'							
VOC Compounds (mg/kg)													
1,1,2-Trichlorotrifluoroethane	0.013*	<0.053	<0.053	<0.053	0.014*	0.014*	NS	NS	NS	30,700,000	32,300,000,000	150,000	6,600
1,2,3-Trichlorobenzene	<0.052	<0.053	<0.053	<0.053	<0.057	<0.055	NS	NS	NS	-	-	-	-
Cis-1,2 Dichloroethene	<0.052	<0.053	<0.053	<0.053	0.013*	<0.055	NS	NS	NS	10,200	NS	NS	0.027
Naphthalene	<0.13	<0.13	<0.13	<0.13	<0.14	<0.14	NS	2.7	NS	-	-	-	-
Tetrachloroethene	0.019*	<0.11	<0.11	<0.11	<0.11	<0.11	NS	NS	NS	55	5,200,000	34	0.0041
Tetrahydrofuran	0.075*	<0.26	0.079*	0.089*	<0.28	<0.27	NS	NS	NS	-	-	-	-
Toluene	<0.052	<0.053	<0.053	<0.053	<0.057	<0.055	1.5	38	NS	-	-	-	-
Trichloroethene	<0.052	<0.053	<0.053	<0.053	<0.057	<0.055	NS	NS	NS	7.15	27,400	0.23	0.0037
Xylenes, Total	<0.104	<0.106	<0.106	<0.106	<0.114	<0.110	4.1	42	NS	-	-	-	-

Sources for Wisconsin soil standards:

- ¹ - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels (metals are industrial standards)
- ² - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores
- ³ - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil
- ⁴ - United States Environmental Protection Agency Soil Screening Level for Ingestion
- ⁵ - United States Environmental Protection Agency Soil Screening Level for Inhalation of Fugitive Dust
- ⁶ - United States Environmental Protection Agency Soil Screening Level for Inhalation of Volatiles
- ⁷ - United States Environmental Protection Agency Soil Screening Level for Soil to Groundwater

NS - No Wisconsin Soil Standards have been established

VOC - Volatile Organic Compounds

Bold - indicates concentration exceeds one more Wisconsin or EPA soil standard

* indicates compound detected but below method reporting limit and is therefore an estimated concentration

Project # BL-08-02604D
 NR 716 Site Investigation
 UFE, Inc.
 228 West Main Street
 Dresser, Wisconsin

Table 8
 Soil Laboratory Analytical Results
 May 14, 2009

PARAMETER:	MW-1		MW-2		NR720 RCLs ¹	NR746.06 Table 1 ²	NR746.06 Table 2 ³	EPA Ingestion ⁴	EPA - Inhalation Dust ⁵	EPA - Inhalation Volatiles ⁶	EPA - Soil to Groundwater ⁷
	2.5 - 5'	12.5 - 15'	2.5 - 5'	12.5 - 15'							
VOC Compounds (mg/kg)											
1,1,2-Trichlorotrifluoroethane	<0.054	<0.053	<0.058	<0.060	NS	NS	NS	30,700,000	32,300,000,000	150,000	6,600
1,2,4-Trimethylbenzene	<0.13	<0.13	<0.15	<0.15	NS	83	NS	-	-	-	-
1,3,5-Trimethylbenzene	<0.13	<0.13	<0.15	<0.15	NS	11	NS	-	-	-	-
4-Isopropyltoluene	<0.054	<0.053	<0.058	<0.060	NS	NS	NS	-	-	-	-
Acetone	<0.80	<0.79	<0.87	<0.90	NS	NS	NS	-	-	-	-
Benzene	<0.054	<0.053	<0.058	<0.060	0.0055	8.5	1.10	-	-	-	-
Bromodichloromethane	<0.054	<0.053	<0.058	<0.060	NS	NS	NS	-	-	-	-
Carbon Disulfide	<0.054	<0.053	<0.058	<0.060	NS	NS	NS	-	-	-	-
Chlorodibromomethane	<0.054	<0.053	<0.058	<0.060	NS	NS	NS	-	-	-	-
Chloroform	<0.054	<0.053	<0.058	<0.060	NS	NS	NS	-	-	-	-
Cis-1,2-Dichloroethene	<0.054	<0.053	<0.058	<0.060	NS	NS	NS	10,200	NS	NS	0.027
Ethylbenzene	<0.054	<0.053	<0.058	<0.060	2.9	4.6	NS	-	-	-	-
Methyl Isobutyl Ketone	<0.27	<0.26	<0.29	<0.30	NS	NS	NS	-	-	-	-
Naphthalene	<0.13	<0.13	<0.15	<0.15	NS	2.7	NS	-	-	-	-
n-Hexane	<0.054	<0.053	<0.058	<0.060	NS	NS	NS	55	5,200,000	34	0.0041
Tetrachloroethene	<0.11	0.014	<0.12	<0.12	NS	NS	NS	-	-	-	-
Tetrahydrofuran	<0.54	<0.53	<0.58	<0.60	NS	NS	NS	-	-	-	-
Toluene	<0.054	<0.053	<0.058	<0.060	1.5	38	NS	-	-	-	-
Trichloroethene	<0.054	<0.053	<0.058	<0.060	NS	NS	NS	7.15	27,400	0.23	0.0037
Xylenes, Total	<0.108	<0.106	<0.116	<0.120	4.1	42	NS	-	-	-	-

Sources for Wisconsin groundwater standards:

- ¹ - Wisconsin Administrative Code, Chapter NR720, Table 1 and Table 2, Residual Contaminant Levels (metals are industrial standards)
- ² - Wisconsin Administrative Code, Chapter NR746, Table 1 - Indicators of Residual Petroleum Product in Soil Pores
- ³ - Wisconsin Administrative Code, Chapter NR746, Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil
- ⁴ - United States Environmental Protection Agency Soil Screening Level for Ingestion
- ⁵ - United States Environmental Protection Agency Soil Screening Level for Inhalation of Fugitive Dust
- ⁶ - United States Environmental Protection Agency Soil Screening Level for Inhalation of Volatiles
- ⁷ - United States Environmental Protection Agency Soil Screening Level for Soil to Groundwater

NS - No Wisconsin Soil Standards have been established

VOC - Volatile Organic Compounds

Bold - indicates concentration exceeds one more Wisconsin or EPA soil standard

* indicates compound detected but below method reporting limit and is therefore an estimated concentration

Project # BL-08-02604D
 NR 716 Site Investigation
 UFE, Inc.
 228 West Main Street
 Dresser, Wisconsin

Table 5
 Groundwater Sample Laboratory Analytical Results
 February 13, 2008

PARAMETER:	GP-1	GP-2	NR140 ES ¹	NR 140 PAL ²
VOC Compounds (µg/L)				
Tetrachloroethene	4.4	38	5	0.5
Gasoline Range Organics (µg/L)	NA	NA	NS	NS
Diesel Range Organics (µg/L)	NA	<160	NS	NS
PAH Compounds (µg/L)	NA	<2.0	Variable	Variable

Sources for Wisconsin groundwater standards:

- ¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)
² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

NS - No Wisconsin Groundwater Standards have been established

NA - Not Analyzed

BDL - Below Reported Detection Limit (variable concentrations)

VOC - Volatile Organic Compounds

PAH - Polycyclic Aromatic Hydrocarbons

Bold - indicates concentration exceeds ES

Italicized - indicates concentration exceeds PAL

Note: Results reported in Limited Phase II ESA by ATC Associates on March 25, 2008

Project # BL-08-02604D
 NR 716 Site Investigation
 UFE, Inc.
 228 West Main Street
 Dresser, Wisconsin

Table 6
Groundwater Sample Laboratory Analytical Results
December 10-11, 2008

PARAMETER:	GP-4	GP-5	GP-6	GP-7	GP-8	GP-9	GP-10	NR140 ES ¹	NR 140 PAL ²
VOC Compounds (µg/L)									
1,1,2-Trichlorotrifluoroethane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NS	NS
Benzene	0.20*	0.13*	0.18*	0.17*	0.21*	<1.0	0.21*	5	0.5
Carbon Disulfide	1.1*	0.97*	1.4*	1.2*	0.79*	0.95*	0.80*	1,000	200
Cis-1,2-Dichloroethene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	70	7
Ethylbenzene	0.21*	0.31*	0.22*	0.23*	0.20*	<1.0	0.20*	700	140
n-Hexane	0.12*	0.17*	0.14*	<1.0	<1.0	<1.0	<1.0	600	120
Tetrachloroethene	3.4	6.2	8.0	11	28	<i>1.5*</i>	9.5	5	0.5
Toluene	0.43*	0.41*	0.33*	0.39*	0.45*	0.35*	0.42*	1,000	200
Trichloroethene	<1.0	<1.0	<1.0	<i>1.0</i>	3.2	<1.0	<i>0.61*</i>	5	0.5

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

NS - No Wisconsin Groundwater Standards have been established

VOC - Volatile Organic Compounds

Bold - indicates concentration exceeds ES

Italicized - indicates concentration exceeds PAL

* indicates compound detected but below method reporting limit and is therefore an estimated concentration

Table 9
 Groundwater Sample Laboratory Analytical Results

PARAMETER:	MW-1 5/19/2009	MW-1 8/11/2009	MW-1 11/3/2009	MW-1 2/10/2010	MW-2 5/19/2009	MW-2 8/11/2009	MW-2 11/3/2009	MW-2 2/10/2010	MW-3 5/19/2009	MW-3 8/11/2009	MW-3 11/3/2009	MW-3 2/10/2010	NR140 ES ¹	NR 140 PAL ²
VOC Compounds (µg/L)														
1,1,1-Trichloroethane	<1.0	0.070*	<1.0	<1.0	<1.0	<1.0	0.10*	<1.0	<1.0	<1.0	<1.0	<1.0	200	40
1,1,2-Trichlorotrifluoroethane	0.43*	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NS	NS
1,1-Dichloroethane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	850	85
1,2,4-Trimethylbenzene	0.12*	<2.5	<2.5	<2.5	0.050*	<2.5	<2.5	<2.5	0.050*	0.040*	<2.5	<2.5	480	96
1,3,5-Trimethylbenzene	0.040*	<2.5	<2.5	<2.5	0.13*	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	NS	NS
2-Butanone (MEK)	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	NS	NS
4-Isopropyltoluene	<1.0	<1.0	<1.0	<1.0	1.1	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NS	NS
Acetone	3.8*	<15	<15	<15	21	3.6*	<15	<15	2.3*	<15	<15	<15	1,000	200
Benzene	<1.0	0.060*	<1.0	<1.0	0.060*	0.090*	0.050*	<1.0	0.10*	0.13*	0.060*	0.070*	5	0.5
Bromodichloromethane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.12*	<1.0	<1.0	<1.0	0.6	0.06
Bromomethane	<1.0	1.2*	<2.5	<1.0	<1.0	1.4*	<2.5	<1.0	<1.0	1.3*	<2.5	<1.0	10	1
Carbon Disulfide	0.11*	0.17*	0.11*	0.090*	0.28*	0.33*	0.17*	0.090*	0.16*	0.14*	0.12*	0.090*	1,000	200
Chlorodibromomethane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.060*	<1.0	<1.0	<1.0	60	6
Chloroform	0.070*	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.21*	<1.0	<1.0	<1.0	6	0.6
Chloromethane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.15*	<1.0	<1.0	<1.0	0.15*	<1.0	3	0.3
Cis-1,2-Dichloroethene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	70	7
Ethylbenzene	<1.0	0.040*	0.060*	<1.0	0.13*	0.090*	0.060*	<1.0	0.16*	0.24*	<1.0	0.050*	700	140
Methyl Isobutyl Ketone	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	500	50
Methylene chloride	<5.0	0.23*	<5.0	0.70*	<5.0	0.18*	<5.0	0.80*	<5.0	0.21*	<5.0	0.74*	5	0.5
Naphthalene	<2.5	<2.5	<2.5	<2.5	0.88*	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	100	10
n-Hexane	<1.0	<1.0	<1.0	<1.0	0.22*	0.11*	<1.0	<1.0	<1.0	0.20*	<1.0	<1.0	600	120
Tetrachloroethene	77	71	74	52	3.3	5.5	8.6	4.7	1.6*	2.6	2.7	2.2	5	0.5
Tetrahydrofuran	<10	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	50	10
Toluene	0.19*	0.08	0.010*	<1.0	0.23*	0.15*	0.13*	<1.0	0.27*	0.31*	0.13*	0.12*	1,000	200
Trichloroethene	10	5.0	4.6	3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	5	0.5
Xylenes, Total	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	0.070*	<2.0	<2.0	10,000	1,000

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

NS - No Wisconsin Groundwater Standards have been established

VOC - Volatile Organic Compounds

Bold - indicates concentration exceeds ES

Italicized - indicates concentration exceeds PAL

* indicates compound detected but below method reporting limit and is therefore an estimated concentration

Table 9
 Groundwater Sample Laboratory Analytical Results

PARAMETER:	MW-4 5/19/2009	MW-4 8/11/2009	MW-4 11/3/2009	MW-4 2/10/2010	MW-5 5/19/2009	MW-5 9/2/2009	MW-5 11/3/2009	MW-5 2/10/2010	PZ-1 5/19/2009	PZ-1 8/11/2009	PZ-1 11/3/2009	PZ-1 2/10/2010	NR140 ES ¹	NR 140 PAL ²
VOC Compounds (µg/L)														
1,1,1-Trichloroethane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	200	40
1,1,2-Trichlorotrifluoroethane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.32*	<1.0	<1.0	<1.0	NS	NS
1,1-Dichloroethane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.060*	<1.0	0.13*	850	85
1,2,4-Trimethylbenzene	0.33*	0.030*	<2.5	<2.5	0.27*	0.080*	<2.5	<2.5	<2.5	0.030*	<2.5	<2.5	480	96
1,3,5-Trimethylbenzene	0.070*	<2.5	<2.5	<2.5	0.090*	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	480	96
2-Butanone (MEK)	<10	<10	<10	<10	<10	<10	<10	<10	<10	1.4*	<10	<10	NS	NS
4-Isopropyltoluene	<1.0	0.050*	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NS	NS
Acetone	29	2.3*	<15	<15	33	<15	<15	<15	4.0*	<15	<15	<15	1,000	200
Benzene	0.060*	0.050*	0.070*	0.080*	<1.0	<1.0	<1.0	<1.0	<1.0	0.13*	0.080*	<1.0	5	0.5
Bromodichloromethane	<1.0	<1.0	<1.0	<1.0	0.36*	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.6	0.06
Bromomethane	<1.0	1.4*	<2.5	<1.0	<1.0	<1.0	<2.5	<1.0	<1.0	1.4*	<2.5	<1.0	10	1
Carbon Disulfide	0.36*	0.28*	0.20*	0.090*	0.23*	0.17*	0.11*	0.11*	<1.0	0.14*	0.85*	0.080*	1,000	200
Chlorodibromomethane	<1.0	<1.0	<1.0	<1.0	0.23*	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	60	6
Chloroform	0.13*	<1.0	<1.0	<1.0	0.71*	0.050*	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	6	0.6
Chloromethane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.79*	<1.0	3	0.3
Cis-1,2-Dichloroethene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.13*	0.19*	<1.0	70	7
Ethylbenzene	0.10*	0.060*	0.060*	0.12*	0.13*	0.050*	<1.0	<1.0	<1.0	0.10*	<1.0	<1.0	700	140
Methyl Isobutyl Ketone	2.7*	<5.0	<5.0	<5.0	3.0*	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	500	50
Methylene chloride	<5.0	0.21*	<5.0	0.71*	<5.0	<5.0	<5.0	0.71*	<5.0	0.18*	<5.0	0.64*	5	0.5
Naphthalene	<2.5	<2.5	<2.5	<2.5	0.35*	0.11*	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	100	10
n-Hexane	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.15*	0.090*	<1.0	<1.0	600	120
Tetrachloroethene	<2.0	<2.0	<2.0	<2.0	0.57*	0.94*	2.2	4.1	0.45*	0.16*	0.32*	<2.0	5	0.5
Tetrahydrofuran	<10	<5.0	<5.0	<5.0	<10	<5.0	<5.0	<5.0	3.6*	0.88*	0.67*	<5.0	50	10
Toluene	0.20*	0.10*	0.18*	0.16*	0.12*	<1.0	<1.0	<1.0	0.10*	0.20*	0.16*	<1.0	1,000	200
Trichloroethene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	0.14*	<1.0	<1.0	<1.0	5	0.5
Xylenes, Total	<2.0	<2.0	0.080*	<2.0	0.46*	<2.0	<2.0	<2.0	<2.0	<2.0	<1.0	<2.0	10,000	1,000

Sources for Wisconsin groundwater standards:

¹ - Wisconsin Administrative Code, Chapter NR140 Groundwater Enforcement Standards (ES)

² - Wisconsin Administrative Code, Chapter NR140 Groundwater Preventive Action Limits (PALs)

NS - No Wisconsin Groundwater Standards have been established

VOC - Volatile Organic Compounds

Bold - indicates concentration exceeds ES

italicized - indicates concentration exceeds PAL

* indicates compound detected but below method reporting limit and is therefore an estimated concentration

Project # BL-08-02604D
NR 716 Site Investigation
UFE, Inc.
228 West Main Street
Dresser, Wisconsin

Table 1
Groundwater Elevation Data

Location	Top of Riser Elevation	5/19/2009	8/11/2009	11/3/2009	2/10/2010
MW-1	105.02	81.19	80.52	80.08	79.66
MW-2	106.36	81.27	80.84	80.43	80.04
MW-3	106.94	80.83	80.34	79.90	79.51
MW-4	98.50	80.52	79.68	79.32	78.99
MW-5	97.92	79.99	NM	79.47	79.18
PZ-1	104.61	83.75	77.97	77.65	77.12

Note: Bench mark is top nut of fire hydrant located on the west side of West Avenue, south of Main Street (elevation = 100)
NM = Not measured due to silt in well

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="106 West Avenue, Dresser, Wisconsin 54009"/>	<input type="text" value="116-00315-0000"/>	<input type="text" value="313596"/>	<input type="text" value="545768"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Johnson Kellogg Properties, LLC
339 Mt. Curve Blvd.
St. Paul, MN 55105

FILE COPY

June 1, 2010

OFF-SOURCE
A
PROPERTY

Project No. BL-08-02604C

Jeffrey and Dee Ann Naegelen
106 West Avenue
Dresser, WI 54009

Re: GIS Registration Notification Letter
106 West Avenue (Parcel #116-00315-0000)
Located adjacent and/or down-gradient to the Former UFE Inc. – Plant 2 (Molding) Site
228 West Main Street
Dresser, Wisconsin
WDNR BRRTS # 02-49-551674

Dear Mr. and Mrs. Naegelen:

Groundwater contamination that appears to have originated on the property located at 228 West Main Street, Dresser, Wisconsin has migrated onto your property located at 106 West Avenue (Parcel #116-00315-0000). Based on the investigation results, the levels of tetrachloroethene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of this contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. A copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination is attached.

The Department of Natural Resources will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to: Mr. Phil Richard, Wisconsin Department of Natural Resources, 875 South 4th Avenue, Park Falls, WI 54552-1130.

OFF-SOURCE
A
PROPERTY

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards (ESs) will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 ESs was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

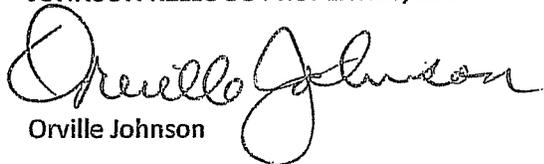
Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at <http://www.dnr.wi.gov/org/aw/rr/gis/index.htm>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in the DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://www.dnr.wi.gov/org/water/dwg/3300254.pdf>, or may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me at: Johnson Kellogg Properties LLC, 1085 Nena Court, Stillwater, MN 55082, telephone number (651) 439-7804, Martin Kellogg at Johnson Kellogg Properties LLC, 339 Mount Curve Boulevard, St. Paul, MN 55105, telephone number (651) 699-6006, or you may contact Mr. Phil Richard at the Wisconsin Department of Natural Resources, 875 South 4th Avenue, Park Falls, WI 54552-1130, telephone number (715) 762-1352.

Sincerely,

JOHNSON KELLOGG PROPERTIES, LLC.


Orville Johnson

Attachments:

Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination
Legal Description of your parcel located at 106 West Avenue (Parcel #116-00315-0000)
Groundwater Concentration Map (Figure 4)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeffrey and Dee Ann Naegelen
106 West Avenue
Dresser, WI 54009

2. Article Number
(Transfer from service label)

7007 0220 0004 5535 2154

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Dee Ann Naegelen Agent Addressee

B. Received by (Printed Name)

Dee Ann Naegelen C. Date of Delivery *6-9-70*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

