

GIS REGISTRY INFORMATION

SITE NAME: Hillboro Farmers Coop - Yuba
BRRTS #: 03-53-001966 **FID # (if appropriate):**
COMMERCE # (if appropriate): 54634-9313-07
CLOSURE DATE: 06-Feb-2007
STREET ADDRESS: County Road C
CITY: Yuba

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 485191 Y= 340756

CONTAMINATED MEDIA: Groundwater Soil Both
OFF-SOURCE GW CONTAMINATION >ES: Yes No

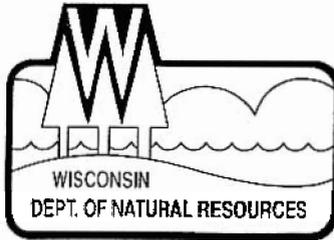
IF YES, STREET ADDRESS 1:
GPS COORDINATES (meters in WTM91 projection): X= Y=

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No
IF YES, STREET ADDRESS 1:
GPS COORDINATES (meters in WTM91 projection): X= Y=

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

Copy of most recent deed, including legal description, for all affected properties	x
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	na
County Parcel ID number, if used for county, for all affected properties	x
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	x
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	x
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	x
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	x
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	x
GW: Table of water level elevations, with sampling dates, and free product noted if present	x
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	x
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	x
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	x
RP certified statement that legal descriptions are complete and accurate	x
Copies of off-source notification letters (if applicable)	na
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	x
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	na
Copy of any maintenance plan required as a condition of closure	x



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Lloyd Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

February 6, 2007

Mr. Paul Steckel
Hillsboro Farmers Coop, Yuba
P.O. Box 429
Hillsboro, WI 54754

File Ref: BRRTS# 03-53-001966

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Hillsboro Farmer's Coop, Yuba, Wisconsin
WDNR BRRTS Activity #: 03-53-001966

Dear Mr. Steckel:

On November 20, 2006, the South Central 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 December 4, 2006, you were notified that the Closure Committee had granted conditional closure to this case. On February 2, 2007, I received the monitoring well abandonment forms for the 6 wells associated with the investigation via electronic mail. The condition of closure has been met.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

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. 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. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan (Attachment A) in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if 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 would be 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.

The following activities are prohibited on any portion of the property where pavement is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

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

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

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 Linda Hanefeld at (608) 275-3310.

Sincerely,



Patrick McCutcheon

South Central Region Remediation & Redevelopment Team Supervisor

cc: Ryan Sauter, Shaw Environmental
Gena Larson, Comm (via Email)

SOILS MANAGEMENT PLAN
Hillsboro Farmers Cooperative Warehouse Site
County Highway C, Yuba, WI 54634
6/30/2005

Purpose

The purpose of this plan is to state the requirements for soils excavated and/or disturbed, during construction activities at any future date at the Hillsboro Farmers Cooperative Warehouse Site located in Yuba, Wisconsin. This plan describes the management of soils impacted above the residual contaminant level based on direct contact.

Applicability

The requirements of this plan apply to the soils at the site with identified levels of contaminants exceeding, for Volatile Organic Compounds (VOCs), the soil screening levels of section NR 746.06 (Table 1, indicators of residual petroleum product in soil pores; and Table 2, soil standards for the protection of human health from direct contact); or any successive, codified state standards as in effect at the time of the disturbance. Figure 4 depicts the extent of residual soil contamination.

In-Place Soils

All soils with concentrations of VOCs exceeding the standards as listed Tables 1 and 2 in the Wisconsin Administrative Code, chapter NR 746.06, Must be dealt with in the following manner:

- Covered by an impermeable surface, such as concrete, asphalt, or a building.

Cap Maintenance Plan

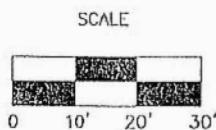
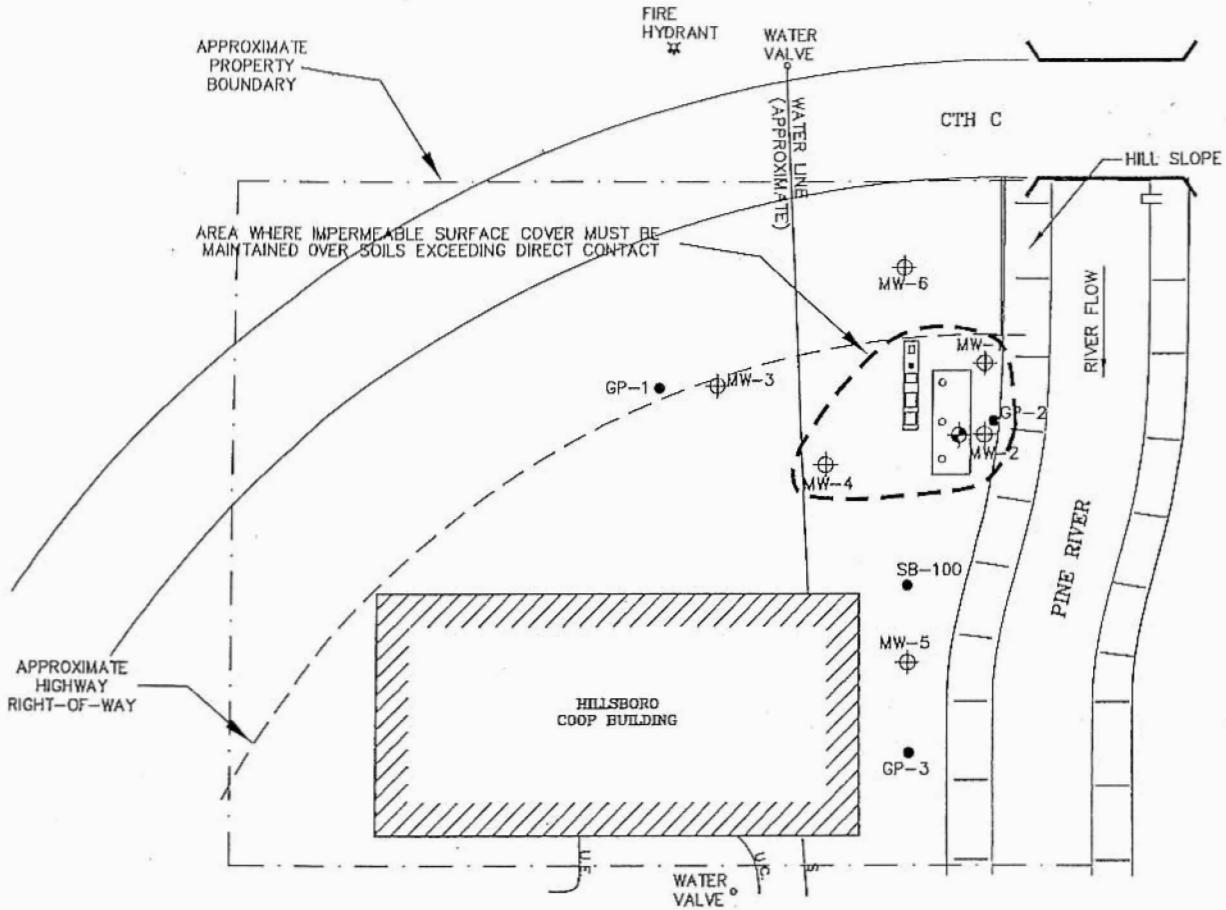
Figure 4 depicts the locations with such soils. The capped area, shown on Figure 8, will be inspected annually in the spring. Any cracks or other defects in the impermeable surface or fill material will be repaired at the time of inspection or shortly thereafter, to ensure that there will be no risk to human health from direct contact with petroleum contaminated soils. If the asphalt cap develops manageable cracks, a sealer will be applied to fill the area of the crack. If the cap is damaged beyond repair, the affected area will be recapped with a new layer of asphalt. The property owner or owner representative will document 1) the date of each inspection, 2) the condition of the impermeable surface or fill material, and 3) any repairs made to the impermeable surface or fill material. Inspection and maintenance records will be kept by the property owner or owner representative and will be made readily available to the WDNR, if necessary.

Excavated Soils from the Site

Any soil that is excavated from an area of residual soil contamination at the time of case closure, as shown on Figure 4, shall be sampled, analyzed, handled, and disposed as a solid waste in compliance with applicable state and federal laws. Soils may not be excavated at the site without prior written approval from the WDNR.

LEGEND

- ⊕ MONITORING WELL
- SOIL BORING
- ⊕ OBSERVATION WELL
- U.E. UNDERGROUND ELECTRIC
- U.C. UNDERGROUND CABLE
- S SEWER LINE
- FILL PIPE
- ▭ CULVERT



Shaw Shaw Environmental, Inc.

1285 Rudy Street
Onaleska, Wisconsin 54650

IMPERMEABLE SURFACE CAP
HILLSBORO FARMERS COOPERATIVE YUBA, WISCONSIN

FIGURE NO.

8

ENGINEER	DATE	REVISIONS:	APPROVED BY:
ENGINEER	DATE	APPROVED BY:	CHECKED BY:
ARW	06/27/05	990361-8	DRAWN BY:
DRAWING NO.			



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Lloyd Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

December 4, 2006

Mr. Paul Steckel
Hillsboro Farmers Coop, Yuba
P.O. Box 429
Hillsboro, WI 54754

File Ref: BRRTS# 03-53-001966

Subject: Conditional Closure Decision, with Requirements to Achieve Final Closure
Hillsboro Farmers Cooperative, County Road C at Pine Avenue, Yuba
WDNR BRRTS Activity Number 03-53-001966

Dear Mr. Steckel:

On November 20, 2006, the South Central Region Closure Committee reviewed your request for closure of the case described above. The Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum-related contamination on the site from the vicinity of the former underground storage tanks appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me at the address in the letterhead above on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

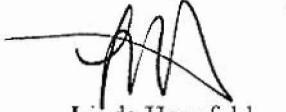
When the above condition has been satisfied, please submit the appropriate documentation to verify that applicable condition has been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

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

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.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the number shown below.

Sincerely,



Linda Hanefeld
Hydrogeologist – Fitchburg Office
Bureau for Remediation & Redevelopment
(608) 275-3310

cc: Ryan Sauter, Shaw Environmental
Gena Larson, Comm (via Email)

NUMBER

This Indenture, Made by Jack Drury and Eleanor^{Drury}, as his wife and also in her own right

117896

grantors of Richland County, Wisconsin, hereby conveys and warrants to

Hillsboro Farmers Cooperative Warehouse

grantee of Vernon County, Wisconsin, for

the sum of One Dollar and other valuable consideration

the following tract of land in Richland County, State of Wisconsin

A tract of land located in Section Seven (7) Town Twelve (12) North, Range One (1) East, in the village of Yuba, Richland County, Wisconsin Described as;

Commencing at the Northwest corner of said Section No. Seven (7) thence continuing South from a point on Town line at South side of Main Street, in said Village for a distance of One Hundred Five (105) feet; Thence East One Hundred Forty-five (145) feet more or less to the East bank of Pine River; Thence in a Northerly direction along the East bank of Pine River One Hundred Five feet more or less, to the south side of Main Street; thence West along the South side of Main Street to point of commencement; being intended to describe all that tract of land owned by Gorman G. Braithwaite in Section No. Seven which lies West of the East bank of Pine River.

~~Eight Dollars and Eighty Cents \$8.80 of Revenue Stamps affixed and cancelled.~~

Eight Dollars and Eighty Cents \$8.80 of Revenue Stamps affixed and cancelled.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals this 21st day of

January A. D. 19 55 .

Signed and Sealed in Presence of

G. N. Powell
G. N. Powell
Lillian Jacobson
Lillian Jacobson
STATE OF WISCONSIN,
Richland County.

Jack Drury
Jack Drury (SEAL)
Eleanor Drury (SEAL)
Eleanor Drury (SEAL)

Personally came before me, this 21st day of January, A. D., 1955,

the above named Jack Drury and Eleanor Drury his wife

to me known to be the person who executed the foregoing instrument and acknowledged the same.

Received for Record this 27th day of
Jan. A. D. 19 55, at 9:30 o'clock A. M.
William W. Blackburn Register of Deeds.
Deputy.



G. N. Powell
G. N. Powell
Notary Public, Richland County, Wis.

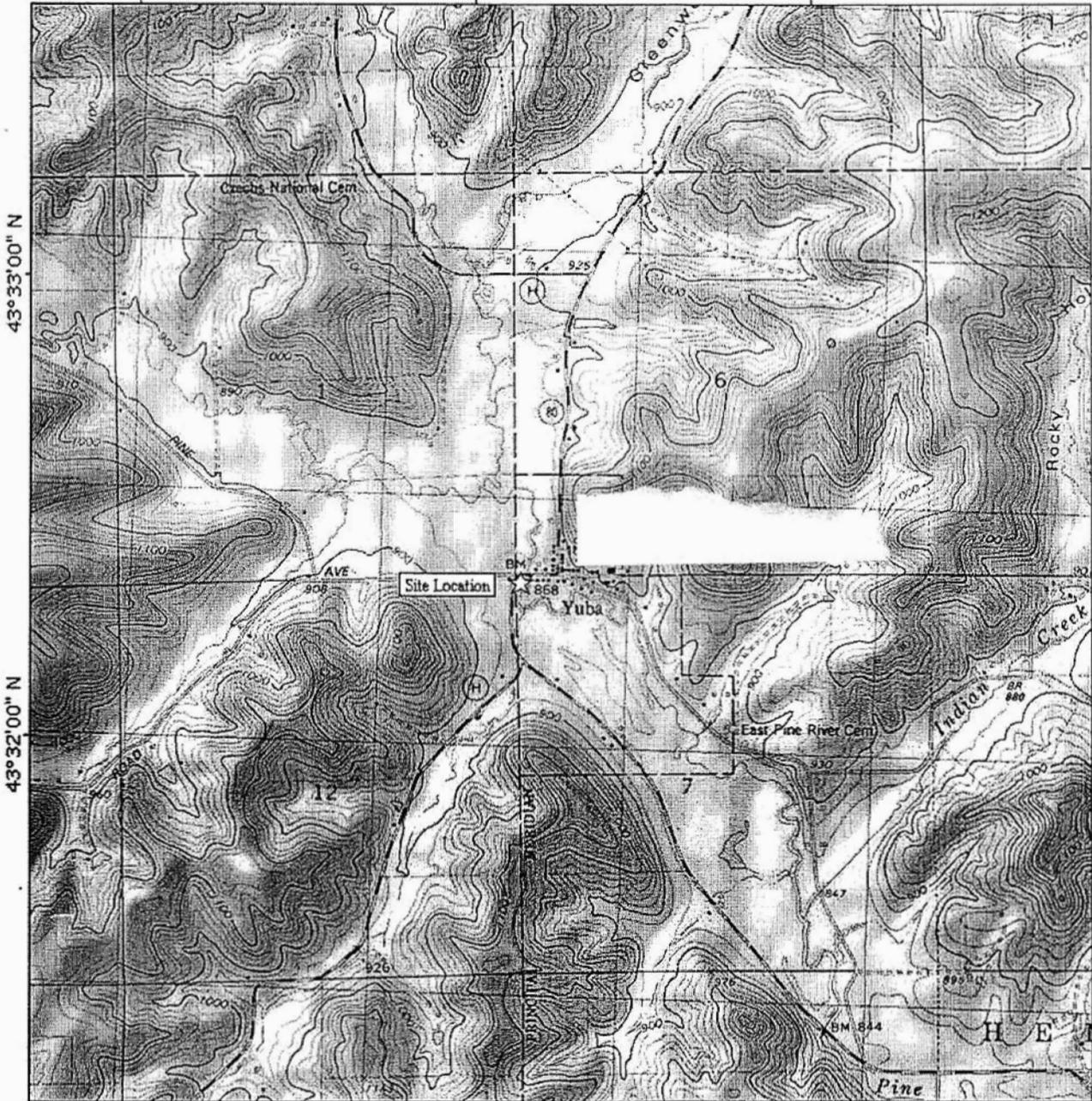
My Commission expires 12 Jan, A. D., 1958

TOPOI map printed on 11/19/04 from "Untitled.tpo"

90°27'00" W

90°26'00" W

WGS84 90°25'00" W



90°27'00" W

90°26'00" W

WGS84 90°25'00" W



Map created with TOPOI © 2003 National Geographic (www.nationalgeographic.com/topo)



LOCATION



Shaw® Shaw Environmental, Inc.
1265 Rudy Street
Onalaska, Wisconsin 54650

SITE LOCATION MAP

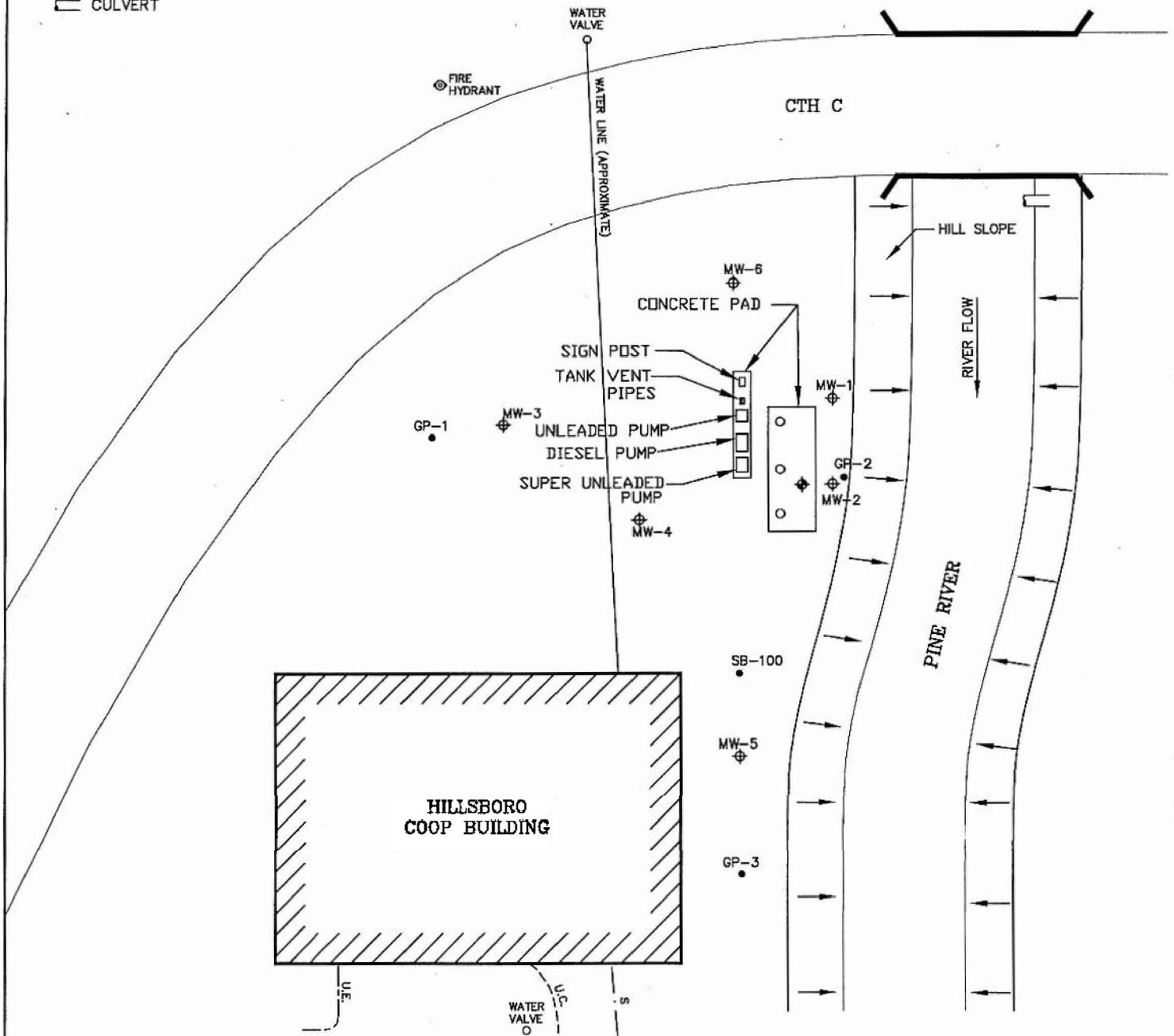
FIGURE NO.

HILLSBORO CO-OP YUBA STATION SITE
YUBA, WISCONSIN

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
PCE	08/26/04
DRAWN BY:	
DRAWING NO.	990381-01

LEGEND

- ⊕ MONITORING WELL
- SOIL BORING
- ⊕ OBSERVATION WELL
- U.E. UNDERGROUND ELECTRIC
- U.C. UNDERGROUND CABLE
- S SEWER LINE
- FILL PIPE
- ▭ CULVERT



 Shaw E & I, Inc.	PREPARED FOR HILLSBORO FARMERS COOPERATIVE YUBA, WI			
	FIGURE 2 SITE PLAN VIEW MONITORING WELL LOCATIONS			

DESIGNED BY	PJT	04/22/03	CHECKED BY	
DRAWN BY	PJT	04/22/03	APPROVED BY	
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.
A	AS SHOWN	990381-01	OF	0

REV	DATE	BY	CHK'D	APR'VD	DESCRIPTION/ISSUE

Table 4
Groundwater Analytical Results
Hillsboro Farmers Union Co-op
Yuba, Wisconsin

Sample Date	GRO (ppm)	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes (total)	TMBs (total)	MTBE	Naphthalene	n- Butylbenzene	n- Propylbenzene	Isopropyl benzene	Di-isopropylether	Dissolved Lead	
Well #	MW-1	Top of Well Screen (msl):			94.44			Length of Well Screen:			10				
04/04/97	110	NA	23,000	2,700	40,000	14,300	3,100	3,700	980	<340	<280	<260	<220	25	
09/19/97	NA	NA	22,000	3,800	45,000	19,000	5,000	4,700	NA	NA	NA	NA	NA	NA	
02/21/03	NA	NA	5,300	4,200	20,000	24,700	7,800	130	1,600	NA	NA	NA	NA	5.6	
06/18/03	NA	NA	2,100	2,700	8,400	14,400	3,540	41	750	NA	NA	NA	NA	NA	
01/13/04	NA	NA	2,000	3,500	10,000	20,100	4,700	<61	960	100	440	140	<76	NA	
03/17/04	NA	NA	1,900	2,800	8,900	16,000	4,390	43	1,000	NA	NA	NA	NA	NA	
8/31/2005	NA	NA	1,200	3,200	5,400	19,300	6,600	26	1,200	NA	NA	NA	NA	11	
12/6/2005	NA	NA	1,100	2,200	4,400	14,200	3,940	25	930	NA	NA	NA	NA	NA	
2/23/2006	NA	NA	1,200	3,200	6,500	19,700	8,500	<18	1,500	NA	NA	NA	NA	18	
Well #	MW-2	Top of Well Screen (msl):			94.24			Length of Well Screen:			10				
04/04/97	44	NA	3,900	2,200	8,400	10,800	3,500	<260	1,000	<340	840	<260	<220	21	
09/19/97	NA	NA	2,600	1,200	3,400	6,300	2,950	610	NA	NA	NA	NA	NA	NA	
02/21/03	NA	NA	1,100	1,000	1,300	4,700	1,560	96	330	NA	NA	NA	NA	9.6	
06/18/03	NA	NA	650	570	590	2,570	950	72	230	NA	NA	NA	NA	NA	
10/01/03	NA	NA	1,000	840	1,100	3,870	1,300	84	340	NA	NA	NA	NA	NA	
01/13/04	NA	NA	930	1,100	1,700	5,700	1,540	<30	310	<46	170	53	<38	NA	
03/17/04	NA	NA	680	670	930	3,170	1,170	82	230	NA	NA	NA	NA	NA	
8/31/2005	NA	NA	870	570	430	2,750	1,110	30	260	NA	NA	NA	NA	8.1	
12/6/2005	NA	NA	580	780	840	3,790	1,410	37	300	NA	NA	NA	NA	8.9	
3/2/2006	NA	NA	320	460	440	2,240	900	19	180	NA	NA	NA	NA	8.6	
Well #	MW-3	Top of Well Screen (msl):			94.45			Length of Well Screen:			10				
04/04/97	0.30	NA	48	3.5	7.6	16.7	4.5	<0.26	<0.32	0.87	1.0	<0.26	1.9	<1.5	
09/19/97	NA	NA	17	1.5	1.1	1.8	1.2	2.2	NA	NA	NA	NA	NA	NA	
02/21/03	NA	NA	3.5	<0.82	<0.68	<2.47	<1.86	<0.43	<0.89	NA	NA	NA	NA	<2.8	
06/18/03	NA	NA	6.5	<0.60	<0.58	<1.84	<1.18	<0.58	<0.58	NA	NA	NA	NA	NA	
10/01/03	NA	NA	<0.30	<0.60	<0.58	<1.84	<1.18	<0.58	<0.58	NA	NA	NA	NA	NA	
01/13/04	NA	NA	<0.41	<0.54	<0.67	<2.63	<1.80	<0.61	<0.74	<0.93	<0.81	<0.59	<0.76	NA	
03/17/04	NA	NA	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	
8/31/2005	NA	NA	0.47	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	<1.5	
12/6/2005	NA	NA	0.24	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	0.94	
2/23/2006	NA	NA	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	<0.40	
Well #	MW-4	Top of Well Screen (msl):			94.71			Length of Well Screen:			10				
04/04/97	19	NA	1,600	1,500	2,900	6,900	2,090	<260	<320	<340	<280	<260	<220	<1.5	
09/19/97	NA	NA	5,700	3,100	15,000	15,400	3,150	<61	NA	NA	NA	NA	NA	NA	
02/21/03	NA	NA	2,800	2,300	3,400	9,700	2,080	29	260	NA	NA	NA	NA	3.5	
06/18/03	NA	NA	2,600	1,400	2,300	6,100	1,700	22	230	NA	NA	NA	NA	NA	
10/01/03	NA	NA	4,000	1,500	1,900	10,000	2,580	38	310	NA	NA	NA	NA	NA	
01/13/04	NA	NA	2,900	910	1,500	7,900	2,430	<30	240	<46	120	46	<38	NA	
03/17/04	NA	NA	1,800	630	870	5,600	1,840	23	210	NA	NA	NA	NA	NA	
8/31/2005	NA	NA	2,700	1,500	1,400	7,300	2,020	24	300	NA	NA	NA	NA	3.5	
12/6/2005	NA	NA	2,600	1,300	880	6,290	1,790	22	260	NA	NA	NA	NA	6.0	
2/23/2006	NA	NA	1,600	480	240	4,470	1,410	18	170	NA	NA	NA	NA	5.2	

Table 4
Groundwater Analytical Results
Hillsboro Farmers Union Co-op
Yuba, Wisconsin

Sample Date	GRO (ppm)	DRO (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes (total)	TMBs (total)	MTBE	Naphthalene	n-Butylbenzene	n-Propylbenzene	Isopropyl benzene	Di-isopropylether	Dissolved Lead	
Well #	MW-5	Top of Well Screen (msl):				94.46	Length of Well Screen:				10				
09/19/97	<0.014	0.13	<0.14	<0.14	1.1	<0.44	<0.32	<0.26	<0.13	<0.12	<0.15	<0.15	<0.25	<1.5	
02/21/03	NA	NA	<0.45	<0.82	<0.68	<2.47	<1.86	<0.43	<0.89	NA	NA	NA	NA	2.2	
06/18/03	NA	NA	<0.30	<0.60	<0.58	<1.84	<1.18	<0.58	<0.58	NA	NA	NA	NA	NA	
10/01/03	NA	NA	<0.30	<0.60	<0.58	<1.84	<1.18	<0.58	<0.58	NA	NA	NA	NA	NA	
01/13/04	NA	NA	<0.41	<0.54	<0.67	<2.63	<1.80	<0.61	<0.74	<0.93	<0.81	<0.59	<0.76	NA	
03/17/04	NA	NA	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	
8/31/2005	NA	NA	<0.21	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	<2.7	
12/6/2005	NA	NA	<0.21	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	0.42	
2/23/2006	NA	NA	<0.39	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	<0.40	
Well #	MW-6	Top of Well Screen (msl):				94.87	Length of Well Screen:				10				
09/19/97	0.063	0.11	20	0.43	0.88	5.8	<0.32	0.75	<0.13	<0.12	<0.15	<0.15	<0.25	<1.5	
02/21/03	NA	NA	1.3	<0.82	<0.68	<2.47	<1.86	<0.43	<0.89	NA	NA	NA	NA	6.5	
06/18/03	NA	NA	3.3	<0.60	<0.58	<1.84	<1.18	<0.58	<0.58	NA	NA	NA	NA	NA	
10/01/03	NA	NA	1.7	<0.60	<0.58	1.5	<1.18	<0.58	<0.58	NA	NA	NA	NA	NA	
01/13/04	NA	NA	<0.41	<0.54	<0.67	<2.63	<1.80	<0.61	<0.74	<0.93	<0.81	<0.59	<0.76	NA	
03/17/04	NA	NA	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	NA	
8/31/2005	NA	NA	3.4	<0.40	<0.36	3.36	<0.79	0.43	<0.47	NA	NA	NA	NA	<1.5	
12/6/2005	NA	NA	0.27	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	0.88	
2/23/2006	NA	NA	<0.14	<0.40	<0.36	<1.10	<0.79	<0.36	<0.47	NA	NA	NA	NA	<0.40	
NR 140 ES	NS	NS	5	700	1,000	10,000	480	60	40	NS	NS	NS	NS	15	
NR 140 PAL	NS	NS	0.5	140	200	1,000	96	12	8	NS	NS	NS	NS	1.5	

Note: Results are reported in parts per billion (ppb) unless otherwise noted

Indicates free product was observed in monitoring well.

Bold - exceedance of NR 140 Enforcement Standard (ES)

Italics - exceedance of NR 140 Preventative Action Limit (PAL)

ppm - part per million

NA - Not analyzed

* - free product was not present on 10/18/03

NS - No standard

DRO - Diesel range organics

GRO - Gasoline range organics

MTBE - Methyl t-butyl ether

TMB - Trimethylbenzene

TABLE 4

PAH - Groundwater Analytical Results
Hillsboro Farmers Union Co-op
Yuba, Wisconsin

Sample Date	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(ghi)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(ah)anthracene	Fluoranthene	Fluorene	Indeno(123-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene	
Well #	MW-1	Top of Well Screen (msl):				94.44	Length of Well Screen:				10								
1/13/2004	Not Analyzed - Container broken in Lab																		
Well #	MW-2	Top of Well Screen (msl):				94.24	Length of Well Screen:				10								
1/13/2004	0.11	0.038	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	0.013	0.077	<0.020	26	50	110	0.10	<0.016	
Well #	MW-3	Top of Well Screen (msl):				94.45	Length of Well Screen:				10								
1/13/2004	<0.017	<0.018	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	<0.012	<0.016	<0.020	0.046	0.094	0.17	<0.015	<0.016	
Well #	MW-4	Top of Well Screen (msl):				94.71	Length of Well Screen:				10								
1/13/2004	0.078	0.033	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	<0.012	0.063	<0.020	33	66	120	0.041	<0.016	
Well #	MW-5	Top of Well Screen (msl):				94.46	Length of Well Screen:				10								
1/13/2004	<0.017	<0.018	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	<0.012	<0.016	<0.020	<0.017	0.027	0.052	<0.015	<0.016	
Well #	MW-6	Top of Well Screen (msl):				94.87	Length of Well Screen:				10								
1/13/2004	<0.017	<0.018	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.015	<0.012	<0.016	<0.020	<0.017	<0.016	0.036	<0.015	<0.016	
NR 140 ES	NS	NS	3,000	NS	0.2	0.2	NS	NS	0.2	NS	400	400	NS	NS	NS	40	NS	250	
NR 140 PAL	NS	NS	600	NS	0.02	0.02	NS	NS	0.02	NS	80	80	NS	NS	NS	8	NS	50	

Notes: Results are reported in parts per billion (ppb) unless otherwise noted

Bold Indicates value exceeds the NR 140 Enforcement Standard (ES)

PAHs - Polycyclic aromatic hydrocarbons

NS - No Standard

Table 2
Soil Analytical Results
Hillsboro Farmers Union Co-op
Yuba, Wisconsin

Boring	Sample Date	Depth (ft bgs)	PID (ppm eq)	DRO (ppm)	GRO (ppm)	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Total Xylenes	Lead (ppm)
*B-1 (MW-1)	04/03/97	3.5-5.5	200	7.8	50	1,100	1,200	410	2,200	4,100	1,200	8,400	8.5
		6-8	150	130	330	13,000	9,300	1,300	48,000	21,000	7,500	55,000	11
*B-2 (MW-2)	04/03/97	3.5-5.5	<2	<2.7	3.4	290	40	15	160	46	80	223	5.4
		6-8	180	1,500	2,900	5,200	41,000	<1,200	18,000	270,000	84,000	272,000	18
*B-3 (MW-3)	04/03/97	3.5-5.5	15	<2.7	9.9	350	78	<12	63	29	53	295	12
		6-8	<2	<2.7	<0.40	<7.5	<11	<12	<8.6	<18	<14	58	<3.0
*B-4 (MW-4)	04/03/97	3.5-5.5	50	72	170	4,300	6,300	<240	14,000	11,000	3,800	33,500	13
		8.5-10.5	150	<2.7	1,000	270	500	<12	600	1,000	350	3,220	6.6
*MW-5	09/16/97	5-7	<1	<2.7	<0.40	<7.5	<11	<12	<8.6	<18	<14	<33	2.7
*MW-6	09/16/97	5-7	30	<2.7	13	680	230	<12	140	260	190	2,350	3.8
*SB-100	09/16/97	5-7	58	<2.7	36	2,300	280	<12	160	1,400	640	7,020	8.2
GP-1	01/13/04	2-4	<10	<5.0	5.0	<25	<25	<25	<25	<25	<25	<75	10
		6-8	<10	<4.5	<2.9	<25	<25	<25	<25	<25	<25	<25	<75
GP-2	01/13/04	0-2	<10	<4.4	<2.8	<25	<25	<25	<25	<25	<25	<75	3.4
		6-8	1,000+	<5.1	420	520	8,000	<120	12,000	32,000	11,000	44,000	21
GP-3	01/13/04	0-2	<10	12	<2.6	<25	<25	<25	<25	35	<25	<75	13
		6-8	<10	<4.6	<3.0	<25	<25	<25	<25	<25	<25	<75	5.3
NR 720 RCLs				100	100	5.5	2,900	NS	1,500	NS	NS	4,100	NS
NR 746.06 Table 1 (free product indicator values)				NS	NS	8,500	4,600	42,000	38,000	83,000	11,000	42,000	NS
NR 746.06 Table 2 (direct contact standards)				NS	NS	1,100	NS	NS	NS	NS	NS	NS	50 ²

Note: Results are reported in parts per billion (ppb) unless otherwise noted

Bold - exceedence of the above listed standards

ft bgs - feet below ground surface

ppm eq - part per million equivalent

* - Installed by RMT

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

GRO - gasoline range organics

DRO - diesel range organics

MTBE - Methyl t-butyl ether

TMB - Trimethylbenzene

NS - No standard

Table 3
Groundwater Elevation Data
Hillsboro Farmers Union Co-op
Yuba, Wisconsin

Monitoring Well	MW-1		MW-2		MW-3		MW-4		MW-5		MW-6	
Surface	98.74		98.64		98.95		99.24		99.16		99.72	
Top of Casing	98.32		98.41		98.74		99.02		98.69		99.17	
Top of Screen	94.44		94.24		94.45		94.71		94.46		94.87	
Bottom of Screen	84.44		84.24		84.45		84.71		84.46		84.87	
Measurement Date	DTW (Casing)	Groundwater Elevation	DTW (Casing)	Groundwater Elevation	DTW (Casing)	Groundwater Elevation	DTW (Casing)	Groundwater Elevation	DTW (Casing)	Groundwater Elevation	DTW (Casing)	Groundwater Elevation
4/4/1997	7.32	91.00	7.49	90.92	6.68	92.06	7.47	91.55	NI	NI	NI	NI
9/19/1997	8.02	90.30	8.02	90.39	7.50	91.24	8.10	90.92	8.21	90.48	8.28	90.89
2/21/2003	7.12 ^a	91.20	7.29	91.12	6.88	91.86	7.69	91.33	7.52	91.17	7.73	91.44
3/20/2003	7.60	90.72	7.80	90.61	7.19	91.55	8.00	91.02	7.97	90.72	8.13	91.04
6/18/2003	7.79	90.53	7.95	90.46	7.37	91.37	8.18	90.84	8.18	90.51	8.32	90.85
10/16/2003	7.85 ^a	90.47	7.98	90.43	7.62	91.12	8.31	90.71	8.25	90.44	8.40	90.77
1/13/2004	7.85	90.47	8.05	90.36	7.64	91.10	8.37	90.65	8.28	90.41	8.44	90.73
3/17/2004	7.74	90.58	7.95	90.46	7.37	91.37	8.19	90.83	8.15	90.54	8.30	90.87
5/17/2005	7.68	90.64	7.83	90.58	7.22	91.52	8.06	90.96	8.10	90.59	8.25	90.92
8/31/2005	7.85	90.47	8.00	90.41	7.58	91.16	8.30	90.72	8.30	90.39	8.46	90.71
12/6/2005	7.83	90.49	7.99	90.42	7.60	91.14	8.32	90.70	8.29	90.40	8.45	90.72
2/23/2006	7.64	90.68	NM	NM	7.59	91.15	8.38	90.64	8.30	90.39	8.49	90.68
3/2/2006	7.82	90.50	8.05	90.36	7.67	91.07	8.41	90.61	8.35	90.34	8.61	90.56

^a indicates that approximately 1/8" free product was present in the monitoring well.

NI - Not installed

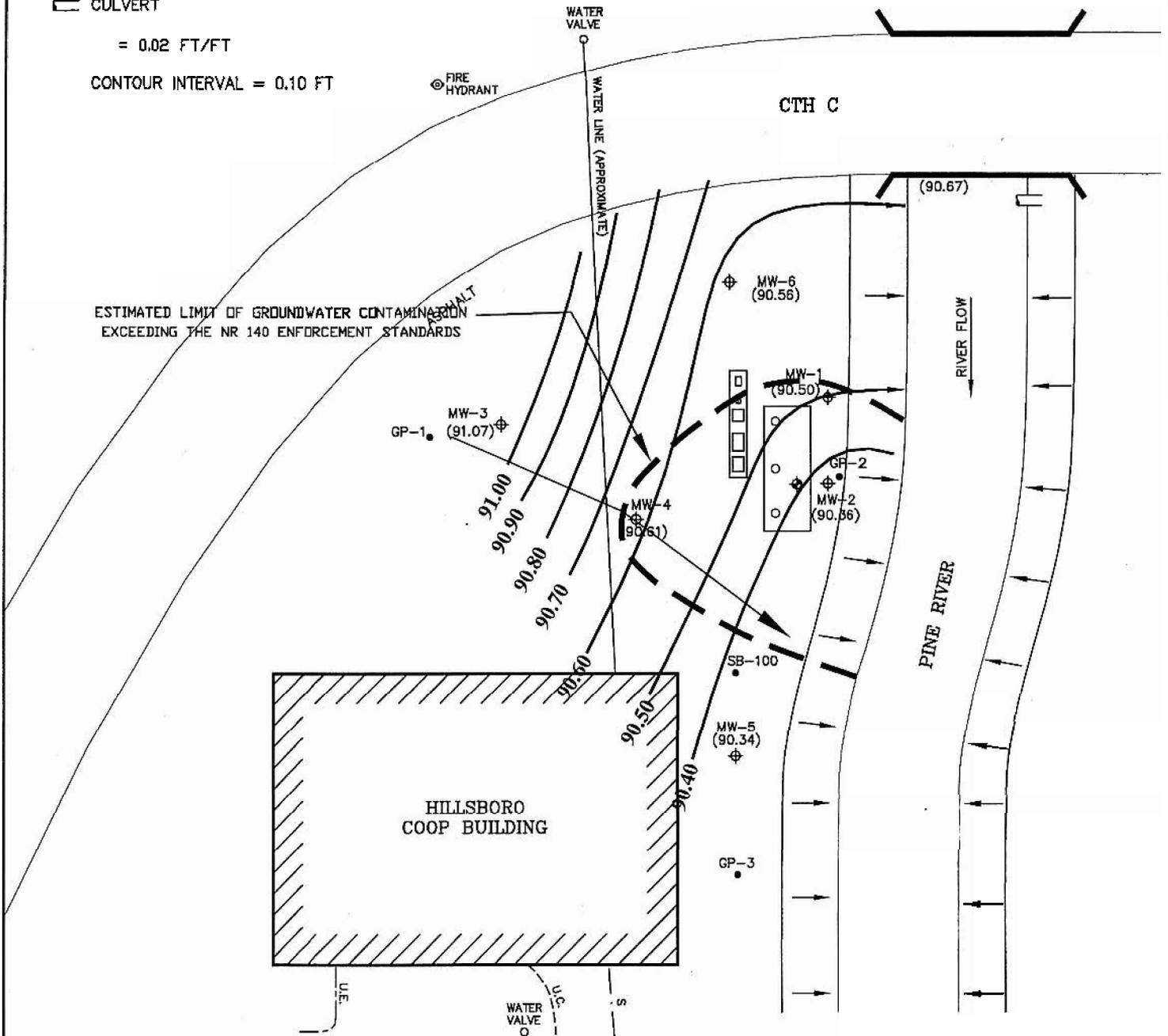
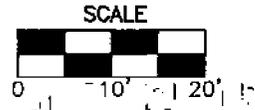
Note: All elevations are based on an on-site relative benchmark.
 To convert elevations to mean sea level (NGVD 29) add 766.40

LEGEND

- MONITORING WELL
- SOIL BORING
- ⊕ OBSERVATION WELL
- U.E. UNDERGROUND ELECTRIC
- U.C. UNDERGROUND CABLE
- S SEWER LINE
- FILL PIPE
- ▭ CULVERT

= 0.02 FT/FT

CONTOUR INTERVAL = 0.10 FT



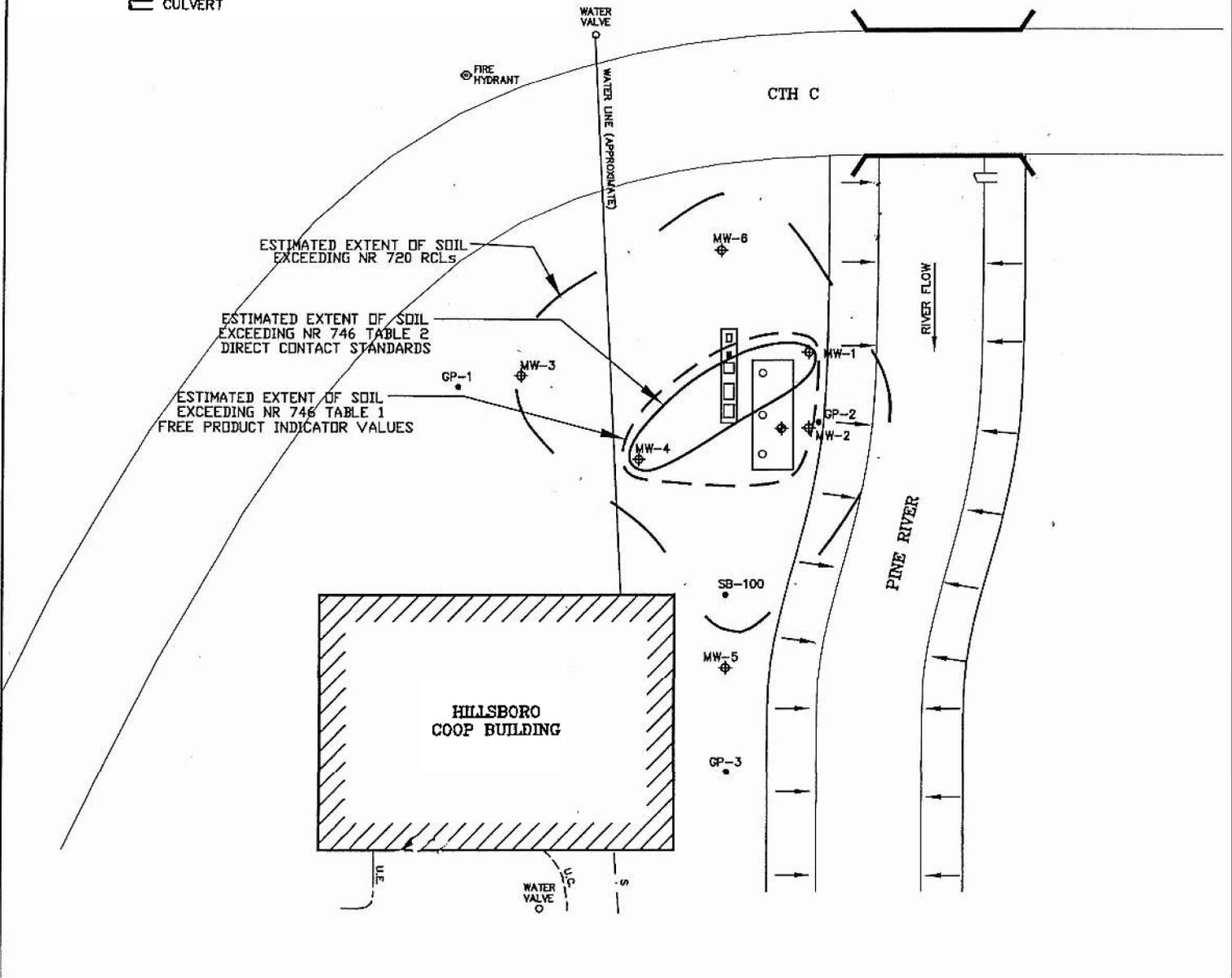

Shaw E & I, Inc.
 PREPARED FOR
 HILLSBORO FARMERS COOPERATIVE
 YUBA, WI
 FIGURE 10B
 GROUNDWATER CONTAMINANT DISTRIBUTION
 AND POTENTIOMETRIC SURFACE MAP
 (03/02/06)

DESIGNED BY	PJT	04/22/03	CHECKED BY	
DRAWN BY	PJT	04/22/03	APPROVED BY	
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.
A	AS SHOWN	990381-10B	1 OF 1	0

REV	DATE	BY	CHK'D	APR'VD	DESCRIPTION/ISSUE

LEGEND

- ⊕ MONITORING WELL
- SOIL BORING
- ⊕ OBSERVATION WELL
- u.e. UNDERGROUND ELECTRIC
- u.c. UNDERGROUND CABLE
- S SEWER LINE
- FILL PIPE
- ▭ CULVERT



SCALE



<p>Shaw Shaw E & I, Inc.</p>		PREPARED FOR HILLSBORO FARMERS COOPERATIVE YUBA, WI			
		FIGURE 3B SOIL CONTAMINANT DISTRIBUTION			
DESIGNED BY	PJT	04/22/03	CHECKED BY		
DRAWN BY	PJT	12/18/04	APPROVED BY		
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.	
A	1" = 30'	990381-03B	3 OF 3	0	

REV	DATE	BY	CHK'D	APR'VD	DESCRIPTION/ISSUE



Shaw Environmental & Infrastructure, Inc.

June 30, 2005

Richland County Clerk
Richland County
182 North Central Avenue
Richland Center, WI 53581



Re: Notification of Potential Soil and Groundwater Contamination from the Hillsboro Farmers
Union Cooperative Site
County Highway C
Yuba, Wisconsin
WDNR File Ref: 03-53-001966
COMM # 54634-9313-07

Dear Sir or Madam:

As part of the environmental investigation for the Hillsboro Farmers Union Cooperative site, this letter is to notify Richland County of soil and groundwater contamination originating from the aforementioned site. Shaw Environmental, Inc. is providing this notification on behalf of the Hillsboro Farmers Union CO-OP, the responsible party for the aforementioned site.

The levels of petroleum hydrocarbons in the groundwater in the Richland County right-of-way are above the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code. However, investigation results suggest that the groundwater plume is stable and will naturally degrade over time. Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 726.05(2)(b) Natural Attenuation, Wisconsin Administrative Code. Enclosed is a Wisconsin of Natural Resources' Fact Sheet describing "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater". A request will be submitted to the Department Commerce to accept natural attenuation as the final remedy for this site and grant case 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.



June 30, 2005

Village of Yuba
Ms. Kathy Klingaman
Village Clerk
22093 Main Street
Yuba, WI 54634



Re: Notification of Potential Soil and Groundwater Contamination from the Hillsboro Farmers Union Cooperative Site
County Highway C
Yuba, Wisconsin
WDNR File Ref: 03-53-001966
COMM # 54634-9313-07

Dear Ms. Klingaman:

As part of the environmental investigation for the Hillsboro Farmers Union Cooperative site, this letter is to notify the Village of Yuba of soil and groundwater contamination originating from the aforementioned site. Shaw Environmental, Inc. is providing this notification on behalf of the Hillsboro Farmers Union CO-OP, the responsible party for the aforementioned site.

The levels of petroleum hydrocarbons in the groundwater in the Village of Yuba right-of-way are above the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code. However, investigation results suggest that the groundwater plume is stable and will naturally degrade over time. Allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 726.05(2)(b) Natural Attenuation, Wisconsin Administrative Code. Enclosed is a Wisconsin of Natural Resources' Fact Sheet describing "What Landowners Should Know: Information About Using Natural Attenuation to Clean Up Contaminated Groundwater". A request will be submitted to the Department Commerce to accept natural attenuation as the final remedy for this site and grant case 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 the contamination is not on Richland County property, neither Richland County nor any subsequent owner of this property will be held responsible for investigation or cleanup of the groundwater contamination, as long as Richland County and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to Richland County property for environmental investigation or cleanup is access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, "Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination".

The Wisconsin Department of Natural Resources (WDNR) will not review the 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 WDNR 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 WDNR that is relevant to this closure request, you should mail that information to: Ms. Linda Hanefeld, Wisconsin Department of Natural Resources, 1500 N Johns Street, Dodgeville, WI 53533.

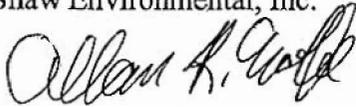
If this case is closed, all properties within the site boundaries where groundwater contamination exceeds Chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above Chapter NR 140 enforcement standards was found at the time that the case was closed. The GIS Registry is available to the general public on the Department of Natural Resources' internet web site.

Should Richland County or any subsequent property owner plan to construct or reconstruct a water well on this 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 water well on this property in the future will first need to call Diggers Hotline (1-800-242-8511) if this property is located outside of the service area of a municipally owned water system or contact the Drinking Water program within the Department of Natural Resources if this property is located within the designated service area of a municipally owned water system to determine if there is a need for special well construction standards.

Once the Department makes a decision on this closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the letter by requesting a copy by writing to the agency address given above or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need additional information, you may contact Allan Wolfe, Shaw Environmental, Inc., at (608) 781-5470.

Sincerely,
Shaw Environmental, Inc.



Allan R. Wolfe
Environmental Scientist

Enclosures

Figure 2 Site Plan View and Extent of Contamination
Natural Attenuation Fact Sheet

c: Paul Stekel

I Paul Stekel, General Manager for the Hillsboro Farmers Union Cooperative, Responsible Party (RP) for the soil contamination at the Hillsboro Farmers Union Cooperative (Yuba) site located in Yuba, Richland County, Wisconsin, do hereby certify that to the best of my knowledge the attached legal description includes all of the properties within the contaminated site boundaries.


Mr. Paul Stekel

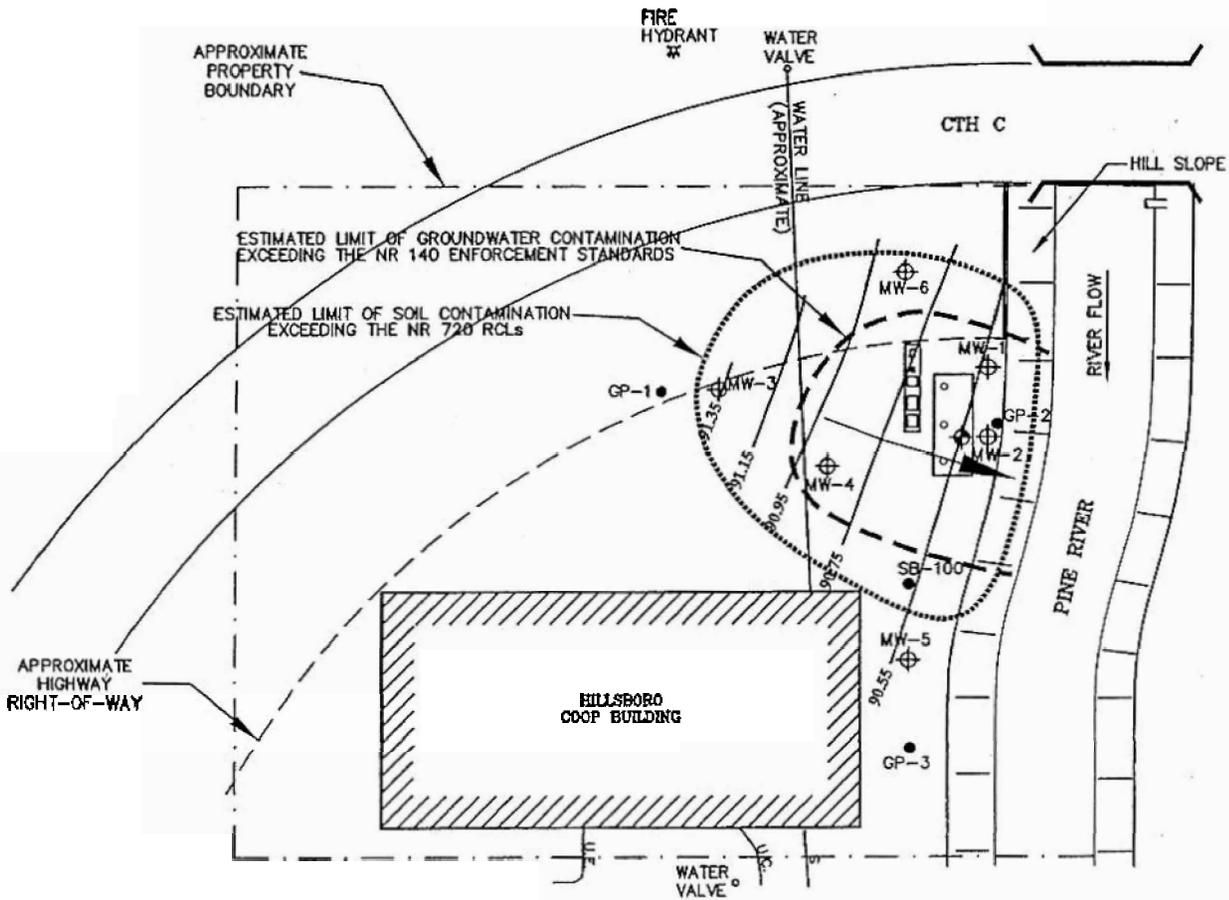
7-14-05
Date

Hillsboro Farmers Union Cooperative (Yuba) Site
County Highway C, Yuba, Wisconsin
WDNR ID#: 03-53-001966
COMM ID#: 54634-9313-07

Parcel Identification Number: 196-0722-2210

LEGEND

- ⊕ MONITORING WELL
- SOIL BORING
- ⊕ OBSERVATION WELL
- U.E UNDERGROUND ELECTRIC
- U.C UNDERGROUND CABLE
- ⊕ SEWER LINE
- FILL PIPE
- ▭ CULVERT



SCALE



Shaw Shaw Environmental, Inc

1285 Rudy Street
Onalaska, Wisconsin 54650

SITE PLAN VIEW
AND CONTAMINANT DISTRIBUTION
HILLSBORO FARMERS COOPERATIVE
YUBA, WISCONSIN

FIGURE NO.

2

ENGINEER	DATE
ENGINEER	DATE
REVISIONS:	
APPROVED BY:	
CHECKED BY:	
ARW	06/27/05
DRAWN BY:	
99038 I-2	
DRAWING NO.	