

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** 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")*

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential 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 or economic
development corporation)*

Monitoring wells properly abandoned? (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.)
- 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:**
- 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 8.5 x 14 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**
- 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 #: 2b **Title: Site 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 #: 3-5,7-8,10-1 **Title: Arsenic, Chromium, PCP - Shallow, Deep Soil Contamination**

BRRTS #: 02-12-552916

ACTIVITY NAME: Quality Wood Treating Co Inc Lot 2

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 #: 2A - 2N Title: Soil Sampling Locations and Cross Section Locator

Figure #: 6d,9d,12d Title: Cross Section 4 - Arsenic, Chromium, PCP

- 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 #: 2e Title: Map of Groundwater Plumes Sept. 2008

- 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 #: 1 Title: June 2008 Water Table

Figure #: Title:

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

Tables must be no larger than 8.5 x 14 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 #: 1 Title: Soil Analytical Results - Remaining Soil Contamination

- 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 #: 2 Title: Lot 2 - Most Recent Groundwater 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 #: 3 Title: Water Level Measurements - Former Quality Wood

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 #: 02-12-552916

ACTIVITY NAME: Quality Wood Treating Co Inc Lot 2

NOTIFICATIONS

Source Property

- 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.

- 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: 2

- 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).

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1

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 #:

02-12-552916

ACTIVITY NAME:

Quality Wood Treating Co Inc Lot 2

| ID | Off-Source Property Address | Parcel Number | WTM X | WTM Y |
|----|--------------------------------------------|------------------|--------|--------|
| A | 1601 East Lessard St Lot 1 | 12-271-2395-0001 | 428170 | 284932 |
| B | 1501 East Lessard St | 12-271-2395-0025 | 428098 | 284908 |
| C | NE Corner of 16th and East Lessard Streets | 12-271-0357-0001 | 428010 | 284880 |
| D | | | | |
| E | | | | |
| F | | | | |
| G | | | | |
| H | | | | |
| I | | | | |



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830
TTY Access via relay - 711

February 27, 2009

Mr. Garth Frable
City of Prairie du Chien
PO Box 324
Prairie du Chien, WI 53821

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Quality Wood Treating Co. Inc, Lot 2
1601 East Lessard St., Lot 2 – 1182, Prairie du Chien, WI
WDNR BRRTS Activity #: 02-12-552916

Dear Mr. Frable:

On February 26, 2009, the West 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.

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.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover, gravel, or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

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 the RR Sites Map page at <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://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. 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.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the asphalt, concrete and gravel cover that currently exists in the location shown on the attached map shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. 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 attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where asphalt, concrete or gravel cover 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.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates exceedences of the NR 140 preventive action limit (PAL) for Pentachlorophenol (PCP) at temporary well AA-2. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

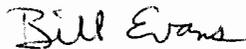
1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for PCP at temporary well AA-2. This letter serves as your exemption.

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 Dave Rozeboom at (715) 421-7873.

Sincerely,



Bill Evans

West Central Region Remediation & Redevelopment Team Supervisor

cc: Jeff Steiner, Ayres, 1802 Pankratz St., Madison, WI 53704
James Gitz, City Administrator, PO Box 324, Prairie du Chien
Bill Phelps, DG/2

CAP MAINTENANCE PLAN

December 2008

Property Located at: 1601 East Lessard Street, Prairie du Chien, WI 53821

FID # 612009860, WDNR BRRS #02-12-528521, #02-12-552916, #06-12-548340, #06-12-552888, and 07-12-548333

Lots 1 and 2, Crawford County Certified Survey Map No. 1182, City of Prairie du Chien, County of Crawford, State of Wisconsin; Tax Parcel No. 12-271-2395-0001

Introduction

This document is the Cap Maintenance Plan for a gravel, concrete, and asphalt pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the new gravel, asphalt, and concrete cap, existing slab on grade buildings, and other paved surfaces occupying the area over the contaminated groundwater plumes and soil on site. The contaminated groundwater plumes are impacted by Chromium and Pentachlorophenol and contaminated soil is impacted by Dioxin, Pentachlorophenol, Chromium, and Arsenic. The locations of the paved surfaces and building to be maintained in accordance with this Cap Maintenance Plan are identified in the attached map.

Cover and Building Barrier Purpose

The paved surfaces and the building foundations over the contaminated groundwater plumes and contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. In particular, impermeable caps, such as asphalt, buildings floors, or concrete, over soil contaminated with PCP minimize soil contaminant leaching and should be maintained. Permeable caps such as gravel placed over soils with direct contact pathway potential are intended to provide a barrier to this exposure. Based on the current and future use of the property, these barriers should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the contaminated groundwater plumes and contaminated soil and as depicted in the attached map will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into, or exposure to, underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. For both paved and gravel cap surfaces, any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner on the form included as **Barrier Inspection Log** (attached). The log will include recommendations for necessary repair of any areas where underlying soils are

exposed to take them to a condition similar to the original state. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained by the owner and will be made available upon request to the Wisconsin Department of Natural Resources ("WDNR"), unless otherwise directed in the case closure letter.

Maintenance Activities

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

In the event the paved surfaces and/or the building overlying the contaminated groundwater plumes and contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the WDNR or its successor.

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

Amendment or Withdrawal of Maintenance Plan

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

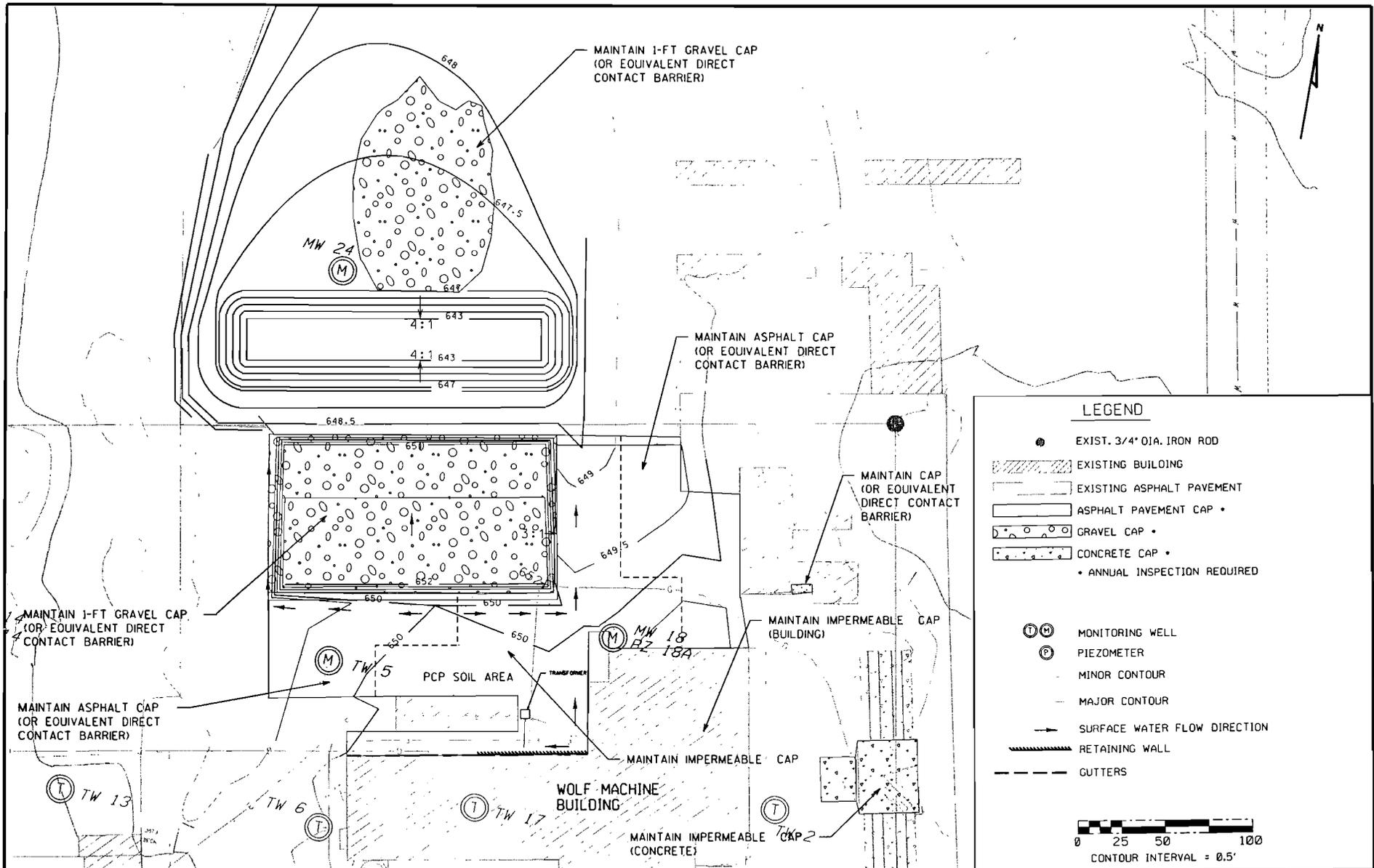
Contact Information [December 2008]

Site Owner and Operator: James Gitz RDA of Prairie du Chien

214 East Blackhawk Avenue
PO Box 324.
Prairie du Chien, WI 53821
608 326 6406

Consultant: Ayres Associates, 1802 Pankratz St., Madison, WI 53704,
608 443 1200

WDNR: Dave Rozeboom
Wisconsin DNR
473 Griffith Avenue
Wisconsin Rapids, WI 54494



LEGEND

- EXIST. 3/4" OJA. IRON ROD
- ▨ EXISTING BUILDING
- ▭ EXISTING ASPHALT PAVEMENT
- ▭ ASPHALT PAVEMENT CAP •
- ▭ GRAVEL CAP •
- ▭ CONCRETE CAP •
- ANNUAL INSPECTION REQUIRED
- Ⓜ MONITORING WELL
- Ⓟ PIEZOMETER
- MINOR CONTOUR
- MAJOR CONTOUR
- SURFACE WATER FLOW DIRECTION
- ▬ RETAINING WALL
- - - GUTTERS

0 25 50 100
CONTOUR INTERVAL = 0.5'

10/10/2008
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| | | | | | |
|----------------------|------------------------|---------|-----------------------------|----------|-------------------|
| DR. BY SRB | BOOK NO. | 10-9-08 | AS BUILT DRAWINGS | | |
| CHK. BY JLP | JOB NO. 53-0102-00 | 1-28-08 | RELOCATE INFILTRATION BASIN | | |
| DATE OCTOBER 2008 | SCALE SEE SCALE BAR | NO. | DATE | REVISION | NO. DATE REVISION |

FORMER QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN



SOIL REMEDIATION / SITE CAP
CAP MAINTENANCE PLAN

DRAWING NO.
SHEET NO.

State of Wisconsin

Department of Natural Resources

CERTIFICATE OF COMPLETION OF RESPONSE ACTIONS UNDER SECTION 292.15(2)(a), WIS. STATS.

Whereas, the **Redevelopment Authority of the City of Prairie du Chien** has applied for an exemption from liability under s. 292.15, Wis. Stats., for property located along East Lessard Street, City of Prairie du Chien, Wisconsin, which is commonly referred to as the former Quality Wood Treating Co., Inc. site, partially described as Lot 2 of Crawford County Certified Survey Map No. 1182 recorded in Volume 10 of Certified Survey Maps on Pages 58, 58a, and 58b as Document No. 297924 and further described in the legal description found in Attachment A, and hereinafter referred to as “the Property”;

Whereas, an environmental investigation of the Property has been conducted and has determined that contamination exists at the Property;

Whereas, the **Redevelopment Authority of the City of Prairie du Chien** has submitted to the Wisconsin Department of Natural Resources (“the WDNR”) investigation reports and a remedial action plan for the Property which comply with the requirements set forth in chs. NR 700-754, Wis. Adm. Code, consisting of documents and reports listed in Attachment B;

Whereas, in accordance with s. 292.15(2)(a), Wis. Stats., the WDNR determined on August 7, 2007, that an environmental investigation had been conducted which adequately identified and evaluated the nature and extent of the hazardous substance discharges on the Property and the WDNR has approved of the remedial action plan for the Property;

Whereas, the WDNR has granted the **Redevelopment Authority of the City of Prairie du Chien** an exemption under s. NR 140.28(2)(b), Wis. Adm. Code, for the presence of pentachlorophenol (PCP) in groundwater above the preventive action limit under ch. NR 140, Wis. Adm. Code;

Whereas, the **Redevelopment Authority of the City of Prairie du Chien** has submitted information described in s. NR 726.05(2)(a)3., Wis. Adm. Code, for the Property, and s. NR 726(3)(b)4., Wis. Adm. Code, to be included in the WDNR's Geographic Information System Registry of Closed Remediation Sites ("the GIS Registry") for residual soil contamination that exceeds generic or site-specific residual contaminant levels (as determined under ss. NR 720.09, 720.11, and 720.19, Wis. Adm. Code). Purposes for listing the Property on the GIS Registry include:

- Residual soil contamination exists on the Property that shall be properly managed as a waste should impacted soil be excavated or removed.
- An engineered cover in the form of asphalt pavement, gravel, or a soil barrier must be maintained over contaminated soil in accordance with the *Cap Maintenance Plan* in Attachment E and the WDNR must approve any changes to the barriers.

Whereas, on February 27, 2009, the WDNR issued a final case closure letter for the Property (Attachment C) based on an industrial land use classification. The WDNR requires maintenance of an engineering control to prevent direct contact with residual soil contamination that might otherwise pose a threat to public health. The case closure letter described the following requirements, based on an industrial land use classification, to which current and future property owners must adhere:

Pursuant to s. 292.12(2)(a), Wis. Stats., the asphalt pavement, concrete, gravel, and soil cover that currently exists in locations shown on the attached map shall be maintained in compliance with the attached cap maintenance plan (Attachment D) 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 asphalt pavement, concrete, gravel, or a soil cover is required as shown on the attached map, unless prior written approval has been obtained from the WDNR: 1) removal of existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface.

Whereas, an area in the southern part of the Property has an impervious concrete/asphalt cap over residual soil contamination that shall be maintained in compliance with the maintenance plan [Attachment D] in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil that might otherwise pose a threat to human health;

Whereas, the WDNR determination that the response action is complete with regards to residual soil contamination that may pose a human health threat through direct contact was based on the Property being used for an industrial land use, as defined in s. NR 700.03, Wis. Adm. Code. In the event that the cover barrier areas that currently exist were removed, the replacement barrier must be equally protective and impervious. In the event there is a proposed land use classification change at the Property, the existing cover would need to be re-evaluated to determine if it is protective based on future land uses. If these requirements are not followed, or if the land use changes from an industrial land use, the WDNR may take actions under ss. 292.11 or 292.12, Wis. Stats., to ensure compliance with the specified requirements and the person who owns or controls the Property may no longer qualify for the liability protections under s. 292.15, Wis. Stats.;

Whereas, on February 26, 2009, the WDNR determined that response actions necessary to restore the environment to the extent practicable with respect to the discharges and minimize the harmful effects from the discharges to the air, land, and waters of the state were completed.

Therefore, based upon the information that has been submitted to the WDNR, the WDNR hereby certifies that the response actions set forth in the WDNR approved remedial action plan for the Property and any other necessary response actions have been completed.

Upon issuance of this *Certificate of Completion*, the **Redevelopment Authority of the City of Prairie du Chien** and persons qualified for protection under s. 292.15(3), Wis. Stats., are exempt from the provisions of ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to the existence of hazardous substances on or originating from the Property, the release of which occurred prior to the date the WDNR approved the environmental investigation required under s. 292.15(2)(a)1., Wis. Stats.

However, the **Redevelopment Authority of the City of Prairie du Chien** and a person otherwise qualified for protection under s. 292.15(3), Wis. Stats., who owns or controls the Property would no longer qualify for this liability exemption if that person fails to maintain or monitor the Property as required by conditions in this *Certificate of Completion*, the February 27, 2009, case closure letter (Attachment C), and the cap maintenance plan (Attachment D), s. 292.12, Wis. Stats., and administrative rules promulgated by the WDNR. Any releases of a hazardous substance to or from the Property that occur after the date that the environmental investigation was approved will be the responsibility of the current Property owner and any other person who possesses or controls that discharge and any person who caused the discharge.

The protection from liability provided under s. 292.15(2), Wis. Stats., does not apply to any person who has obtained a *Certificate of Completion* by fraud or misrepresentation, or by the knowing failure to disclose material information or under circumstances in which the **Redevelopment Authority of the City of Prairie du Chien** knew or should have known about more discharges of hazardous substances than was revealed by the investigation approved by the WDNR.

Nothing in this *Certificate of Completion* or in s. 292.15, Wis. Stats., affects the authority of the WDNR to exercise any powers or duties under applicable laws other than ss. 289.05(1), (2), (3) and (4), 289.42(1), 289.67, 291.25(1) to (5), 291.29, 291.37, 292.11(3), (4), and (7)(b) and (c) and 292.31(8), Wis. Stats., with respect to any release or threatened release of contaminants at the Property, or the right of the WDNR to seek relief available against any person who is not entitled to protection from liability under s. 292.15, Wis. Stats., with respect to such release or threatened release.

SIGNED AND CERTIFIED this 25th day of June, 2009.


Matthew Frank, Secretary
Wisconsin Department of Natural Resources

ATTACHMENT A
LEGAL PROPERTY DESCRIPTION
Redevelopment Authority of the City of Prairie du Chien
Former Quality Wood Treating Co., Inc. Site

Lot 2:

Lot 2 of Crawford County Certified Survey Map No. 1182 recorded in Volume 10 of Certified Survey Maps on Pages 58, 58a, and 58b as Document No. 297924, in the Office of the Register of Deeds for Crawford County, Wisconsin.

A parcel located in Farm Lots 38 and 39 of the Private Land Claims at Prairie du Chien, and including Lot 1 Crawford County Certified Survey Map Number 1035, as filed in Volume 8 of Certified Survey Maps, Page 89, as Document No. 286038, in the Office of the Register of Deeds for Crawford County, Wisconsin, described as follows:

Commencing at the Northeast Corner of Farm Lot 38 of the Private Land Claims at Prairie du Chien; Thence S80°09'46"W, 2,643.30 feet along the north line of Farm Lot 38 of the Private Land Claims at Prairie du Chien; Thence S09°59'14"E, 31.45 feet to the point being the Point of Beginning of this description; Thence N80°12'09"E, 735.91 feet; Thence S09°59'18"E, 863.58 feet; Thence S80°10'04"W, 181.93 feet; Thence S09°40'59"E, 458.12 feet, Thence N80°10'04"E, 556.43 feet; Thence N09°59'14"W, 405.91 feet to the Point of Beginning.

Parcel Identification Number 27123950030.

Parcel contains 8.75 acres more or less.

ATTACHMENT B
INVESTIGATION AND REMEDIAL ACTION PLAN REPORTS
Redevelopment Authority of the City of Prairie du Chien
Former Quality Wood Treating Co., Inc. Site

1. *"Site Investigation Work Plan, Former Quality Wood Treating Co., Inc., Prairie du Chien, Wisconsin"* prepared by KU Resources, Inc. and dated September 2004.
2. Letter: *"Report of Findings, Site Investigation, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated November 15, 2004.
3. *"Remediation Work Plan: Former Quality Wood Treating Co., Inc., Prairie du Chien, Wisconsin"* prepared by KU Resources, Inc. and dated April 2005.
4. Letter: *"Report of Findings: Dibenzodioxin/Dibenzofuran Sampling and Analysis: Former Quality Wood Treating Co., Inc. Facility"* prepared by KU Resources, Inc. and dated June 17, 2005.
5. Letter: *"Report of Findings: Field Treatability Testing – Hexavalent Chromium in Soil, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated December 15, 2005.
6. Letter: *"Report of Findings: Field Treatability Testing – Pentachlorophenol in Groundwater, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated June 26, 2006.
7. Letter: *"Report of Findings: Field Treatability Testing – Chromium in Groundwater, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated June 26, 2006.
8. *"Confirmatory Soil Sampling: Field Treatability Testing: Hexavalent Chromium in Soil, Former Quality Wood Treating Co., Inc."* prepared by KU Resources, Inc. and dated July 6, 2006.
9. *"Phase I Environmental Site Assessment, Prairie du Chien – Quality Wood Treating Co., Inc., 1501 East Lessard Street, Prairie du Chien, WI"* prepared by Ayres Associates and dated September 2006.
10. Memo: *"Results of Most Recent Field Investigation and Lab Work, Quality Wood Treating Co., Inc."* prepared by Ayres Associates and dated September 11, 2006.
11. *"Site Investigation Workplan, Former Quality Wood Treating Property, 1501 South Lessard Street, Prairie du Chien, Wisconsin"* prepared by Ayres Associates and dated January 2007.

12. "Concrete Sampling at Former Quality Wood" prepared by Ayres Associates and dated January 23, 2007.
13. E-mail: "Pdc QW – NR 141 Variance and Groundwater Investigation" prepared by Ayres Associates and dated May 11, 2007.
14. "Phase 2 ESA and Site Investigation Report, Former Quality Wood Treating Property, 1501 South Lessard Street, Prairie du Chien, Wisconsin" prepared by Ayres Associates and dated July 2007.
15. "Remedial Action Plan, Former Quality Wood Treating Property, 1501 South Lessard Street, Prairie du Chien, Wisconsin" prepared by Ayres Associates and dated August 2007.
16. Memo: "Former Quality Wood – **REVISED** Alternative to Landfilling for Capping Remedy" prepared by Ayres Associates and dated August 22, 2007.
17. Letter: "Former Quality Wood Treating Property" prepared by Ayres Associates and dated November 16, 2007.
18. Letter: "Former Quality Wood Treating Property – CHRONOLOGY" prepared by Ayres Associates and dated November 29, 2007.
19. Letter: "Former Quality Wood Treating Property, Decontamination and Demolition of the Former Dry Kiln" prepared by Ayres Associates and dated April 16, 2008.
20. Letter: "Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, **Quarterly Groundwater Monitoring – April 2008**" prepared by Ayres Associates and dated April 29, 2008.
21. Letter: "Former Quality Wood Treating Property, Detailed Information on Cap Construction" prepared by Ayres Associates and dated June 9, 2008.
22. Letter: "Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, Groundwater Monitoring Program Revisions" prepared by Ayres Associates and dated August 28, 2008.
23. Letter: "Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, **Quarterly Groundwater Monitoring – June 2008**" prepared by Ayres Associates and dated July 15, 2008.
24. Letter: "Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, **Quarterly Groundwater Monitoring – September 2008**" prepared by Ayres Associates and dated October 6, 2008.
25. "NR 724 Documentation and Remedial Action Report, Former Quality Wood Treating Property, 1601 East Lessard Street, Prairie du Chien, Wisconsin" prepared by Ayres Associates and dated October 2008.

ATTACHMENT C
CASE CLOSURE LETTER
Redevelopment Authority of the City of Prairie du Chien
Former Quality Wood Treating Co., Inc. Site



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Scott Humrickhouse, Regional Director

Wisconsin Rapids Service Center
473 Griffith Avenue
Wisconsin Rapids, Wisconsin 54494
Telephone 715-421-7800
FAX 715-421-7830
TTY Access via relay - 711

February 27, 2009

Mr. Garth Frable
City of Prairie du Chien
PO Box 324
Prairie du Chien, WI 53821

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Quality Wood Treating Co. Inc, Lot 2
1601 East Lessard St., Lot 2 – 1182, Prairie du Chien, WI
WDNR BRRTS Activity #: 02-12-552916

Dear Mr. Frable:

On February 26, 2009, the West 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.

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.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover, gravel, or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

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 the RR Sites Map page at <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://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. 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.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the asphalt, concrete and gravel cover that currently exists in the location shown on the attached map shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. 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 attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where asphalt, concrete or gravel cover 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.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates exceedences of the NR 140 preventive action limit (PAL) for Pentachlorophenol (PCP) at temporary well AA-2. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

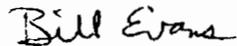
1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for PCP at temporary well AA-2. This letter serves as your exemption.

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 Dave Rozeboom at (715) 421-7873.

Sincerely,



Bill Evans

West Central Region Remediation & Redevelopment Team Supervisor

cc: Jeff Steiner, Ayres, 1802 Pankratz St., Madison, WI 53704
James Gitz, City Administrator, PO Box 324, Prairie du Chien
Bill Phelps, DG/2

ATTACHMENT D
CAP MAINTENANCE PLAN
Redevelopment Authority of the City of Prairie du Chien
Former Quality Wood Treating Co., Inc. Site

CAP MAINTENANCE PLAN

December 2008

Property Located at: 1601 East Lessard Street, Prairie du Chien, WI 53821

FID # 612009860, WDNR BRRTS #02-12-528521, #02-12-552916, #06-12-548340, #06-12-552888, and 07-12-548333

Lots 1 and 2, Crawford County Certified Survey Map No. 1182, City of Prairie du Chien, County of Crawford, State of Wisconsin; Tax Parcel No. 12-271-2395-0001

Introduction

This document is the Cap Maintenance Plan for a gravel, concrete, and asphalt pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the new gravel, asphalt, and concrete cap, existing slab on grade buildings, and other paved surfaces occupying the area over the contaminated groundwater plumes and soil on site. The contaminated groundwater plumes are impacted by Chromium and Pentachlorophenol and contaminated soil is impacted by Dioxin, Pentachlorophenol, Chromium, and Arsenic. The locations of the paved surfaces and building to be maintained in accordance with this Cap Maintenance Plan are identified in the attached map.

Cover and Building Barrier Purpose

The paved surfaces and the building foundations over the contaminated groundwater plumes and contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. These paved surfaces and building foundation also act as an infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. In particular, impermeable caps, such as asphalt, buildings floors, or concrete, over soil contaminated with PCP minimize soil contaminant leaching and should be maintained. Permeable caps such as gravel placed over soils with direct contact pathway potential are intended to provide a barrier to this exposure. Based on the current and future use of the property, these barriers should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the contaminated groundwater plumes and contaminated soil and as depicted in the attached map will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into, or exposure to, underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. For both paved and gravel cap surfaces, any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner on the form included as **Barrier Inspection Log** (attached). The log will include recommendations for necessary repair of any areas where underlying soils are

exposed to take them to a condition similar to the original state. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained by the owner and will be made available upon request to the Wisconsin Department of Natural Resources ("WDNR"), unless otherwise directed in the case closure letter.

Maintenance Activities

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

In the event the paved surfaces and/or the building overlying the contaminated groundwater plumes and contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the WDNR or its successor.

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

Amendment or Withdrawal of Maintenance Plan

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

Contact Information [December 2008]

Site Owner and Operator: James Gitz RDA of Prairie du Chien

214 East Blackhawk Avenue
PO Box 324.
Prairie du Chien, WI 53821
608 326 6406

Consultant: Ayres Associates, 1802 Pankratz St., Madison, WI 53704,
608 443 1200

WDNR: Dave Rozeboom
Wisconsin DNR
473 Griffith Avenue
Wisconsin Rapids, WI 54494

EXHIBIT A

Parcel I:

Lot One (1) of Certified Survey Map No. 1035 as filed in Volume 8 of Certified Survey Maps, Page 89, as Document No. 286038, in the Office of the Register of Deeds for Crawford County, Wisconsin.

Parcel II:

A parcel located in the Farm Lot 38 and Farm Lot 39, of the Private Land Claims of Prairie du Chien, and being part of Blocks 74 and 75 of Lower Prairie du Chien, City of Prairie du Chien, Crawford County, Wisconsin, bound by the following described line: Commencing at the Northeast corner of Farm Lot 38; thence South $25^{\circ}50'04''$ East, 965.82' along the East line of Farm Lot 38 and the East line of Farm Lot 39 to the extended centerline of Lessard Street; thence South $80^{\circ}00'00''$ West, 2194.05' along the extended centerline of Lessard Street to a point which lies North $80^{\circ}00'00''$ East, 710.00' from the intersection of the center line of Lessard Street and the center line of 16th Street; thence North $10^{\circ}10'58''$ West, 896.62' parallel with the center line of 18th Street to a point on the South right-of-way line of vacated Lockwood Street; thence North $80^{\circ}00'47''$ East, 25.95'; thence South $10^{\circ}10'58''$ East, 896.61' to the extended center line of Lessard Street; thence South $80^{\circ}00'00''$ West, 25.95' along the extended center line of Lessard Street to the point of beginning.

EXHIBIT B

From and after the date of this Warranty Deed Grantee assumes the risk that adverse matters, including but not limited to, construction defects and adverse physical and environmental conditions, may not have been revealed by Grantee's investigations, and Grantee, as of the date of this Warranty Deed, waives, relinquishes and releases Grantor (and Grantor's officers, directors, shareholders, employees and agents) from and against any and all claims, demands, causes of action (including causes of action in tort), losses, damages, liabilities, costs and expenses (including reasonable attorney's fees) of any and every kind or character, known or unknown, that may be asserted or alleged against Grantor (including Grantor's officers, directors, shareholders, employees and agents) by Grantee or any third parties at any time by reasons of, or arising out of, the physical and environmental conditions of the Property or the building located thereon, any latent or patent construction defects, violations of any applicable laws and any and all other acts, omissions, events, circumstances or matters regarding the Property. The foregoing waiver, relinquishment and release shall not, however, preclude Grantee from joining Grantor as a party to any action, claim or proceeding brought by a third party against Grantee arising out of any violation of applicable law or environmental condition of the land or improvements which existed prior to the date of this Warranty Deed.

Furthermore, Grantee, its successors and assigns, shall indemnify, protect and hold Grantor harmless from and against any and all claims, demands, causes of action (including causes of action in tort), losses, damages, liabilities, costs and expenses (including reasonable attorneys' fees) of any and every kind or character arising out of any requirement that any environmental conditions on the Property be remediated or otherwise cured including, but not limited to, the open investigation being conducted by the Wisconsin Department of Natural Resources as of the date of this Warranty Deed.

As used herein, the term "hazardous materials or substances" means (i) hazardous wastes, hazardous substances, hazardous constituents, toxic substances or related materials, whether solids, liquids or gases, including but not limited to substances defined as "hazardous wastes," "hazardous substances," "toxic substances," "pollutants," "contaminants," "radioactive materials," or other similar designations in, or otherwise subject to regulation under, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601 et seq.; the Toxic Substance Control Act, 15 U.S.C. §2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. §1802; the Resource Conservation and Recovery Act, 42 U.S.C. §9601. et seq.; the Clean Water Act, 33 U.S.C. §1251; the Safe Drinking Water Act, 42 U.S.C. §300f et seq.; the Clean Air Act, 42 U.S.C. §7401 et seq.; and in any permits, licenses, approvals, plans, rules, regulations or ordinances adopted, or other criteria and guidelines promulgated pursuant to the preceding laws or other similar federal, state or local laws, regulations, rules or ordinance now or hereafter in effect relating to environmental matters (collectively, "Environmental Laws"); and (ii) any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law, now or hereafter in effect, including but not limited to (A) petroleum, (B) refined petroleum products, (C) waste oil, (D) waste aviation or motor vehicle fuel and (E) asbestos.

City of PDC
CAM #1182

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Doc# 298332
[Barcode]

Document Number

Document Name

Private
land
claim

THIS DEED, made between Redevelopment Authority of the City of Prairie du Chien

("Grantor," whether one or more), and Wolf Machine, Inc., a Wisconsin corporation

("Grantee," whether one or more).

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

See Exhibits A and B attached hereto and incorporated herein by reference.

Recorded
MAR. 08, 2007 AT 02:54PM
CRAWFORD COUNTY WISCONSIN
REGISTER OF DEEDS OFFICE
MELISSA C MEZERA - REGISTER
Fee Amount: \$15.00
Fee Exempt 77.25-(13)

Recording Area

Name and Return Address:

Sean O'Flaherty
O'Flaherty Home Egen, Ltd.
321 Main St., 10th floor
LaCrosse, WI 54601

Part of 12-271-2395-0001

Parcel Identification Number (PIN)

This is not homestead

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded and use restrictions and covenants, general taxes in 2007.

Dated March 8, 2007

REDEVELOPMENT AUTHORITY OF
THE CITY OF PRAIRIE DU CHIEN

By: [Signature] (SEAL)

(SEAL) (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____ STATE OF WISCONSIN _____)

authenticated on _____ CRAWFORD _____ COUNTY) ss.

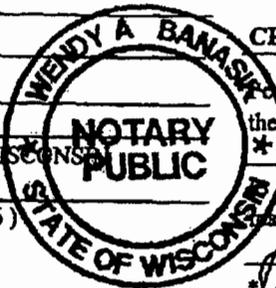
* _____ personally came before me on March, 2007

* _____ the above-named
* ROBERT L. STANDERF

_____ is known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Shana Feuling Weber
Reinhart Boerner Van Deuren s.c.

[Signature]
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 8-14-07)



(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED 02003 STATE BAR OF WISCONSIN FORM NO. 1-2003
*Type name below signatures.

EXHIBIT A
TO
WARRANTY DEED

The improvement depicted as the "Quality Wood Building" shown on the map attached hereto as Exhibit B, located on a part of Lot 1, Crawford County Certified Survey Map No. 1182, City of Prairie du Chien, County of Crawford, State of Wisconsin.

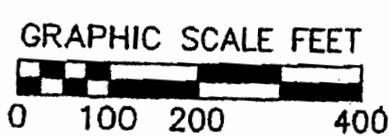
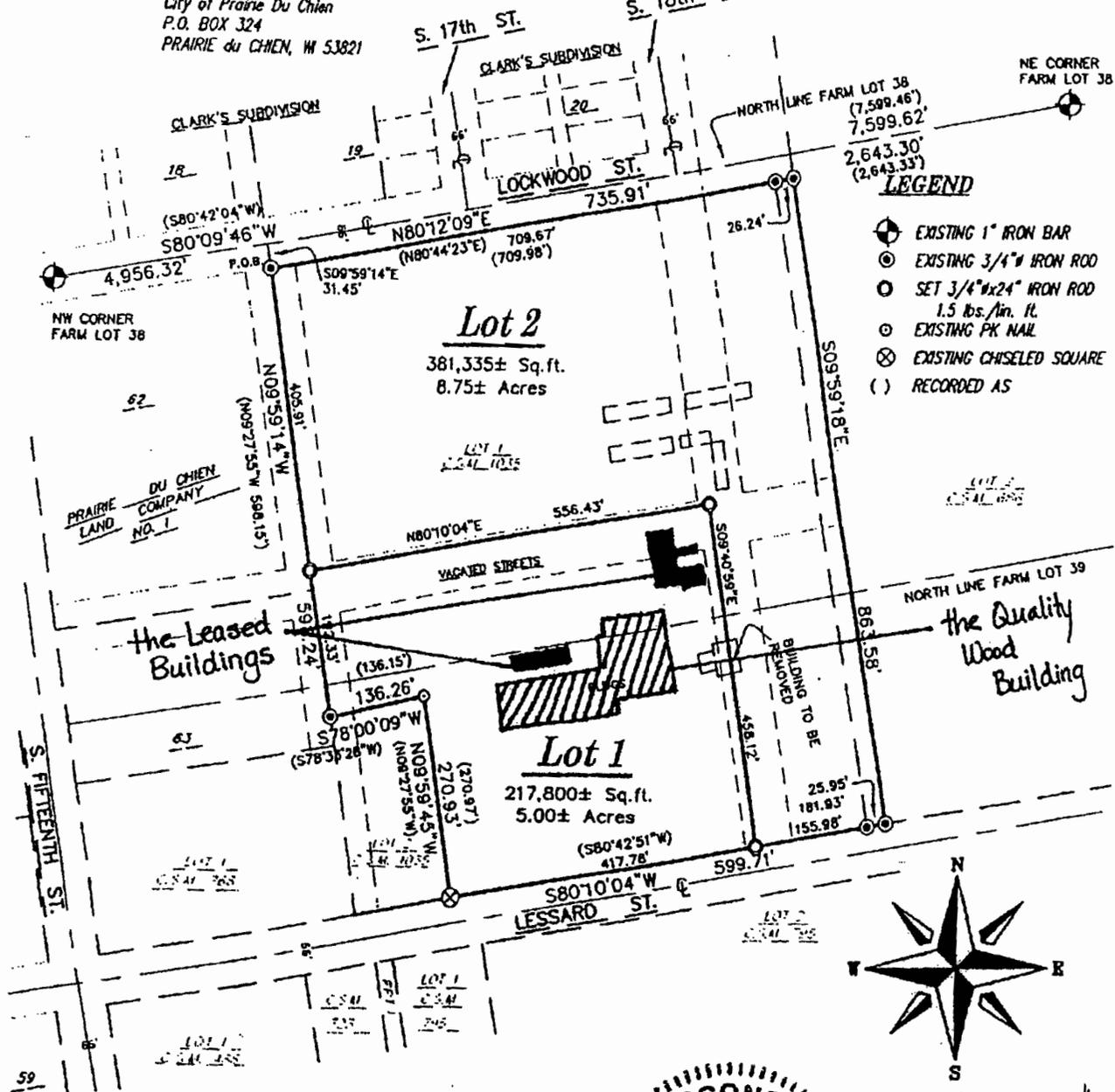
The "Leased Buildings" depicted on Exhibit B are not included in this conveyance.

Exhibit B

DOC# 298322

16

OWNER:
Redevelopment Authority of the
City of Prairie Du Chien
P.O. BOX 324
PRAIRIE du CHIEN, WI 53821



WISCONSIN
WILLIAM R. BULAWA
6-2187
Prairie du Chien, WI
SURVEYOR
1-12-2007

BEARINGS REFERENCED TO
NORTH LINE OF FARMLOT 38
ASSUMED TO BEAR
S80°09'46"W

Viewers are advised to ignore the illegible text on this map. It is presented to show spatial relationships only.
Authorized by: [Signature]

RECEIVED FOR RECORD THIS 23rd DAY OF January 2007, AT 1:33 P M AND RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGE 58, 58a, 58b.
REGISTER OF DEEDS
DOCUMENT NUMBER 297924

SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: WILLIAM R. BULAWA

58

1c



CITY OF PRAIRIE DU CHIEN
PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

TO: Administrative Record

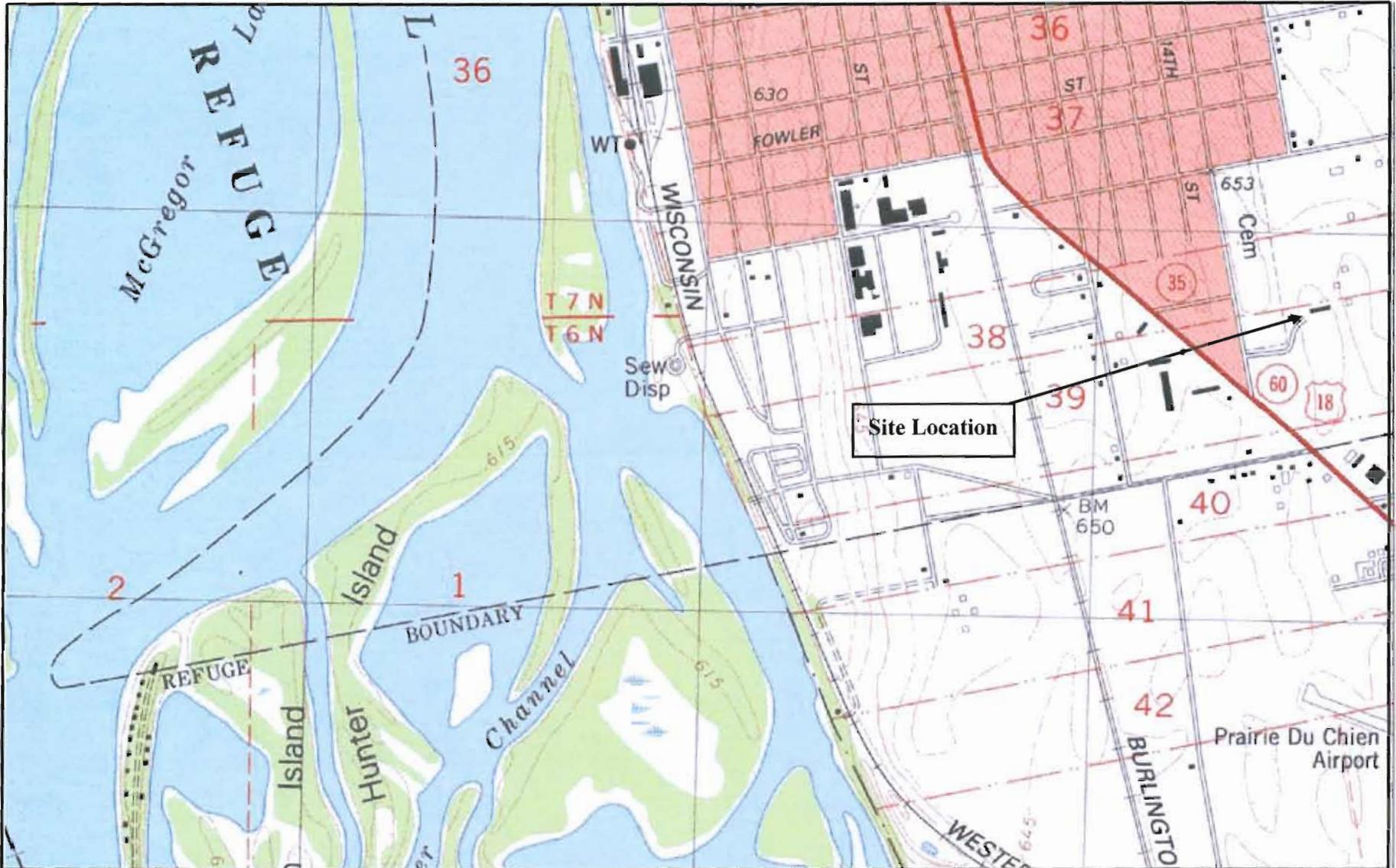
FROM: Garth W. Frable on Behalf of the Redevelopment Authority of the City of Prairie du Chien

RE: Deed for Lot 2 of Certified Survey Map 1182

DATE: December 3, 2008

The enclosed deed for Lot 2 of Certified Survey Map 1182 is accurate and complete.

Garth W. Frable
City of Prairie du Chien
On Behalf of the Redevelopment Authority of the City of Prairie du Chien



QUADRANGLE LOCATION

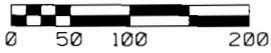
PRAIRIE DU CHIEN, IOWA-WIS

SW/4 PRAIRIE DU CHIEN 15' QUADRANGLE
 N4300-W9107.5/7.5

1983

Figure 1 – Site Location
 GIS Registry – Location Map
 Former Quality Wood, 1601 E. Lessard St,
 Prairie du Chien, WI – October 2008
 City of Prairie du Chien – 53-0702.70

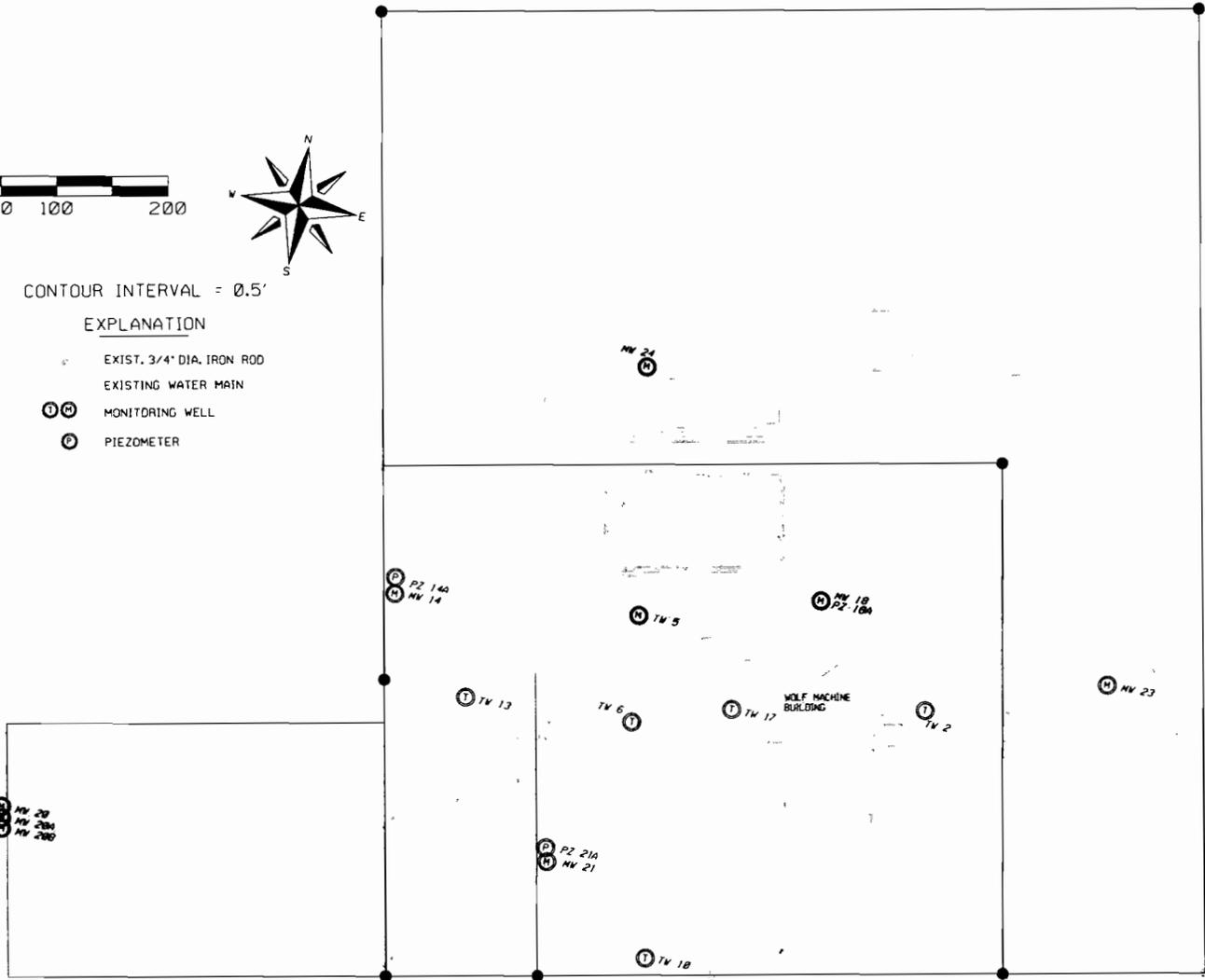




CONTOUR INTERVAL = 0.5'

EXPLANATION

- EXIST. 3/4" DIA. IRON ROD
- EXISTING WATER MAIN
- ①② MONITORING WELL
- ③ PIEZOMETER



I:\13\13052
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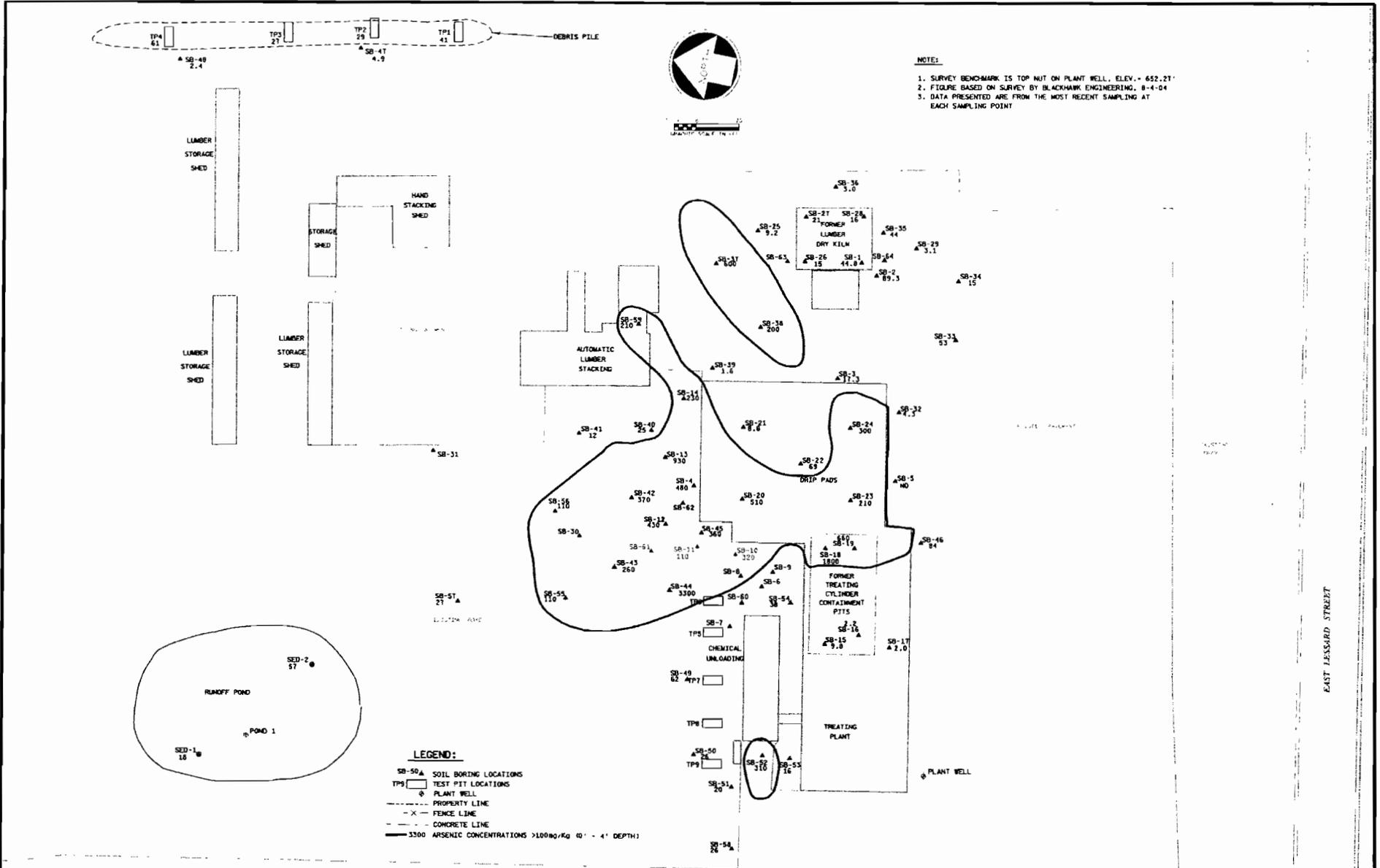
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| DR. BY | BOOK NO. | | | | |
| CHK. BY | JOB NO. | | | | |
| DATE | SCALE | NO. | DATE | REVISION | NO. |

FORMER QUALITY WOOD TREATING COMPANY
 PRAIRIE DU CHIEN, WISCONSIN



SITE MAP

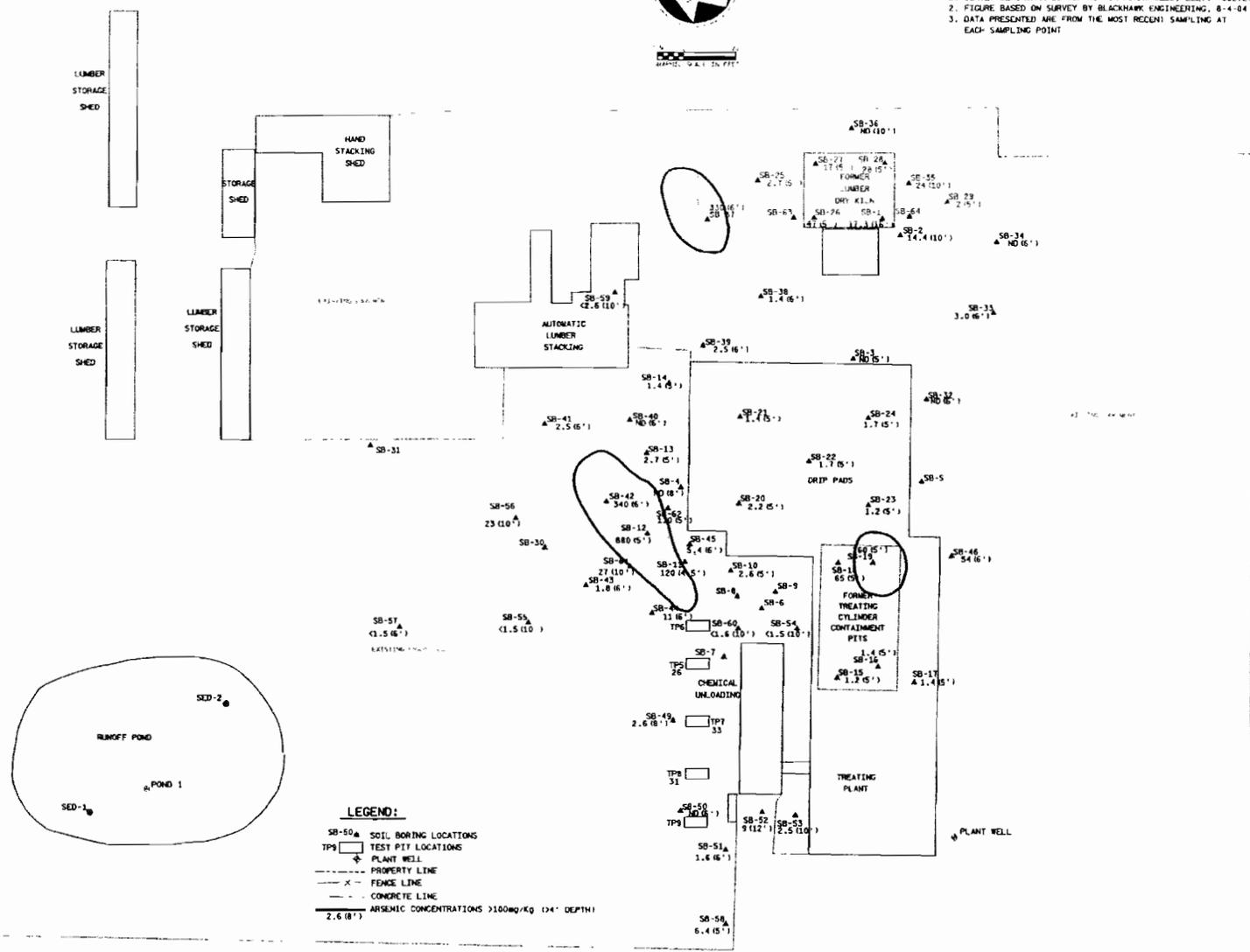
DRAWING NO. 26
 SHEET NO.



| | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|-------|----------|-----------|-----------|-----------|----------------------------------------------------------------------------|--|-------------------------|----------------------------------------------------|----------|
| <table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>CHKD</td> <td>APP'D</td> </tr> <tr> <td>10/20/04</td> <td>J. J. ...</td> <td>J. J. ...</td> <td>J. J. ...</td> </tr> </table> | DATE | BY | CHKD | APP'D | 10/20/04 | J. J. ... | J. J. ... | J. J. ... | QUALITY WOOD TREATING COMPANY PRAIRIE DU CHIEN, WISCONSIN | | AVRES ASSOCIATES | ARSENIC CONTAMINATION 0' - 4' DEPTH (mg/Kg) | 4 |
| DATE | BY | CHKD | APP'D | | | | | | | | | | |
| 10/20/04 | J. J. ... | J. J. ... | J. J. ... | | | | | | | | | | |



- NOTE:**
1. SURVEY BENCHMARK IS TOP NUT ON PLANT WELL, ELEV. = 652.27'
 2. FIGURE BASED ON SURVEY BY BLACKHAWK ENGINEERING, 8-4-04
 3. DATA PRESENTED ARE FROM THE MOST RECENT SAMPLING AT EACH SAMPLING POINT



- LEGEND:**
- SB-50▲ SOIL BORING LOCATIONS
 - TP1 □ TEST PIT LOCATIONS
 - ⊕ PLANT WELL
 - PROPERTY LINE
 - - - FENCE LINE
 - CONCRETE LINE
 - 2.6 (8') ARSENIC CONCENTRATIONS >100mg/Kg (>4' DEPTH)

| | | | | |
|----------|----------|----------|----|-------|
| DR. DATE | REV. NO. | DATE | BY | CHKD. |
| 08/11/05 | 1 | 08/11/05 | SM | SM |
| 08/11/05 | 2 | 08/11/05 | SM | SM |

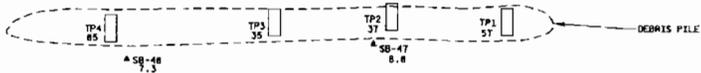
QUALITY WOOD TREATING COMPANY
PRAIRE DU CHIEN, WISCONSIN



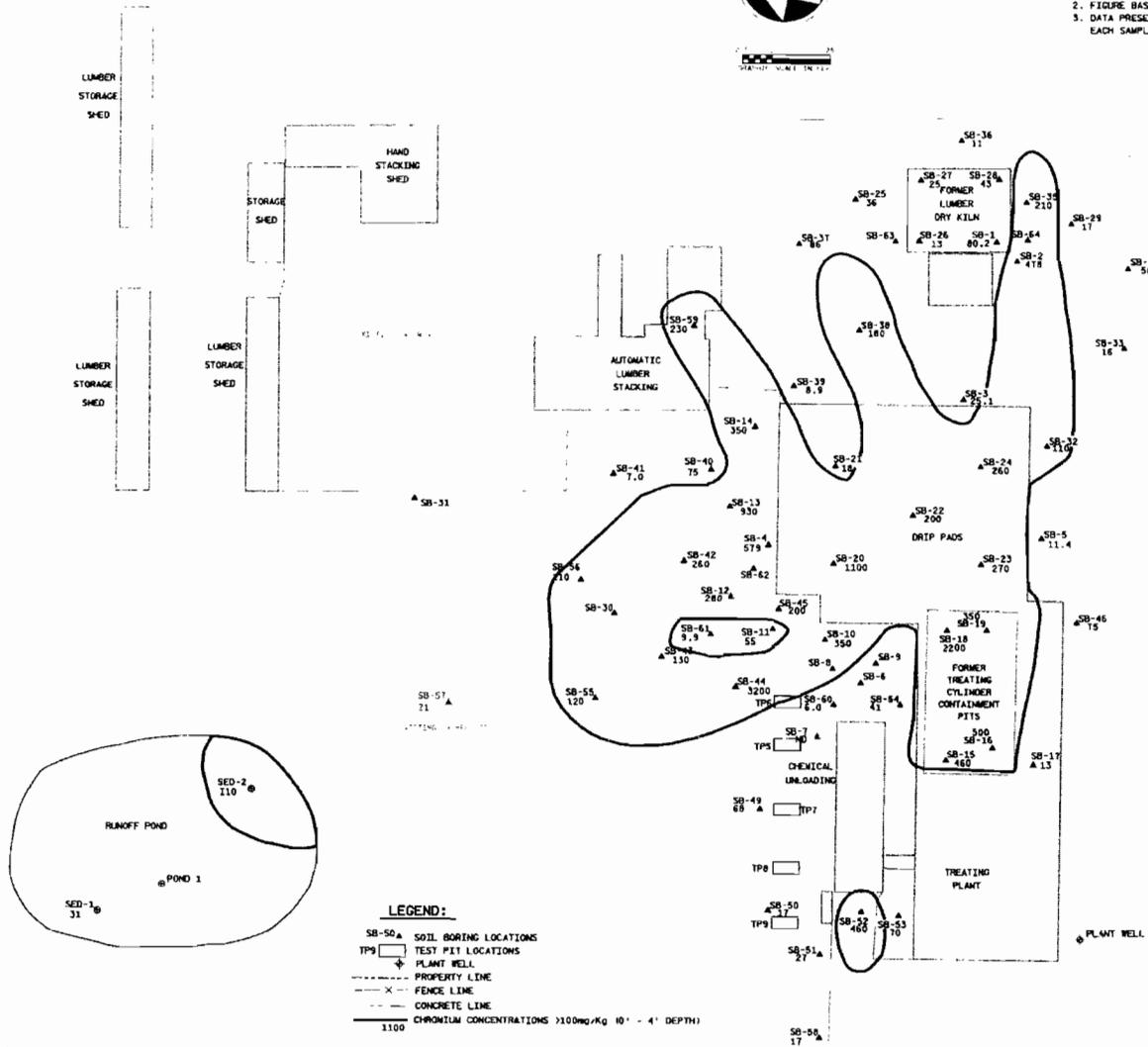
ARSENIC CONTAMINATION >4' DEPTH (mg/Kg)

DRAWING NO. 5
SHEET NO.

20



- NOTE:
1. SURVEY BENCHMARK IS TOP NUT ON PLANT WELL. ELEV. = 652.27'
 2. FIGURE BASED ON SURVEY BY BLACKHAWK ENGINEERING, 6-4-04
 3. DATA PRESENTED ARE FROM THE MOST RECENT SAMPLING AT EACH SAMPLING POINT



- LEGEND:**
- SB-50▲ SOIL BORING LOCATIONS
 - TP9 □ TEST PIT LOCATIONS
 - ↓ PLANT WELL
 - PROPERTY LINE
 - - - FENCE LINE
 - - - CONCRETE LINE
 - CHROMIUM CONCENTRATIONS >100mg/Kg @ 0' - 4' DEPTH

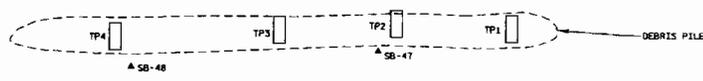
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|------|----|------|-----|------|-----|------|----|------|-----|
| DATE | BY | CHKD | NO. | REV. | NO. | DATE | BY | CHKD | NO. |
| | | | | | | | | | |

QUALITY WOOD TREATING COMPANY
PRAIRE DU CHIEN, WISCONSIN

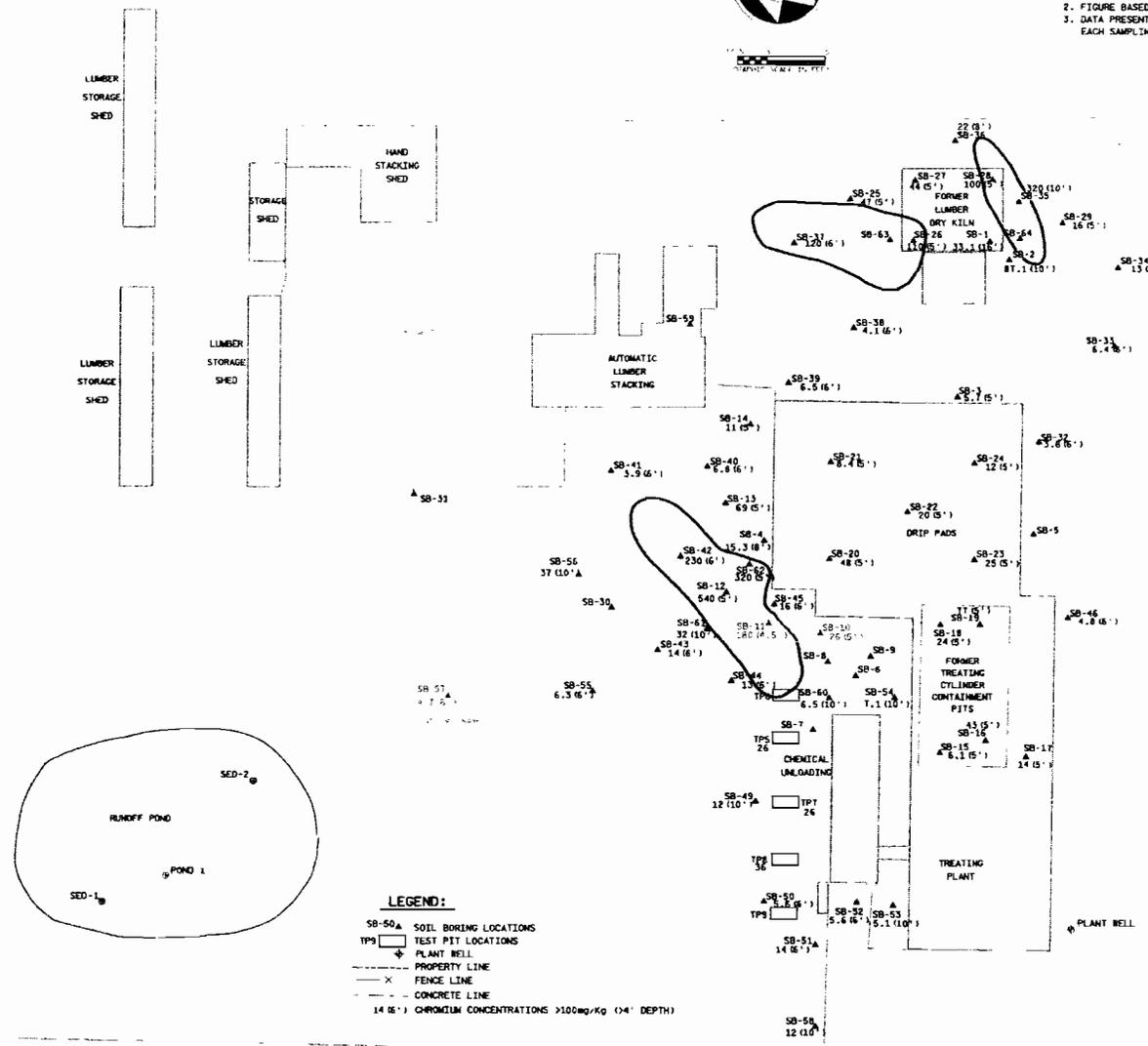
AVRES
ASSOCIATES

CHROMIUM CONTAMINATION 0' - 4'DEPTH (mg/Kg)

7



- NOTE:
1. SURVEY BENCHMARK IS TOP NUT ON PLANT WELL, ELEV. + 652.27'
 2. FIGURE BASED ON SURVEY BY BLACKHAWK ENGINEERING, 8-4-04
 3. DATA PRESENTED ARE FROM THE MOST RECENT SAMPLING AT EACH SAMPLING POINT



- LEGEND:**
- SB-50▲ SOIL BORING LOCATIONS
 - TP1 □ TEST PIT LOCATIONS
 - ◊ PLANT WELL
 - PROPERTY LINE
 - X- FENCE LINE
 - - - CONCRETE LINE
 - 14 (6') CHROMIUM CONCENTRATIONS >100mg/kg (>4' DEPTH)

EAST LASSARD STREET

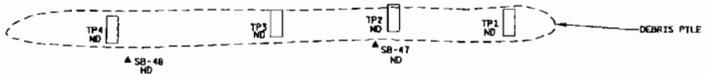
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|-------------|-------------|
| PROJECT NO. | 13 2135 20 |
| DATE | NOV 20 2004 |
| SCALE | AS SHOWN |
| NO. | 24 |

QUALITY WOOD TREATING COMPANY
PRAIRE DU CHIEN, WISCONSIN

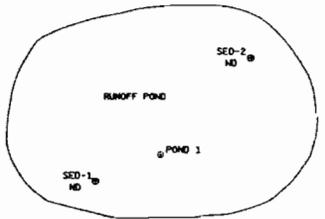
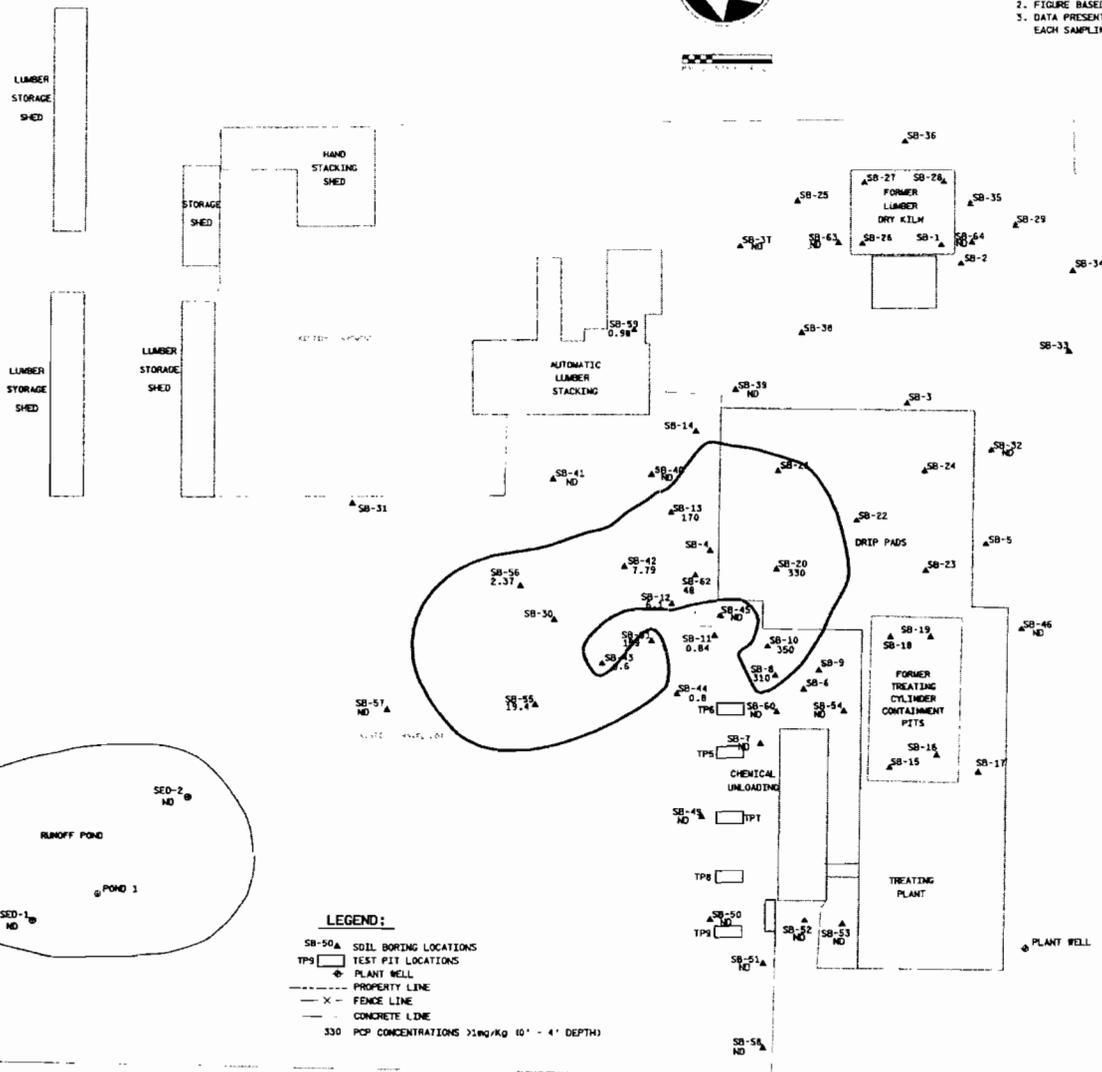


CHROMIUM CONTAMINATION >4' DEPTH (mg/Kg)

DRAWING NO. 8
SHEET NO.



NOTE:
 1. SURVEY BENCHMARK IS TOP NUT ON PLANT WELL, ELEV. + 652.21'
 2. FIGURE BASED ON SURVEY BY BLACKMARK ENGINEERING, 8-4-04
 3. DATA PRESENTED ARE FROM THE MOST RECENT SAMPLING AT EACH SAMPLING POINT



LEGEND:
 SB-50A SOIL BORING LOCATIONS
 TP# [Symbol] TEST PIT LOCATIONS
 [Symbol] PLANT WELL
 - - - - - PROPERTY LINE
 - X - FENCE LINE
 - - - CONCRETE LINE
 330 POP CONCENTRATIONS >1mg/Kg (0' - 4' DEPTH)

EAST LESSARD STREET

| | | | |
|---------|------|-------|---------|
| DR. BY | DATE | SCALE | PROJECT |
| CHK. BY | DATE | SCALE | PROJECT |
| APP. BY | DATE | SCALE | PROJECT |

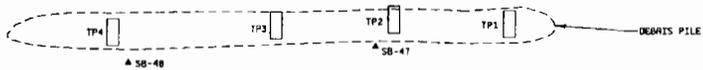
QUALITY WOOD TREATING COMPANY
 PRAIRE DU CHIEN, WISCONSIN



PCP CONTAMINATION 0' - 4' DEPTH (mg/Kg)

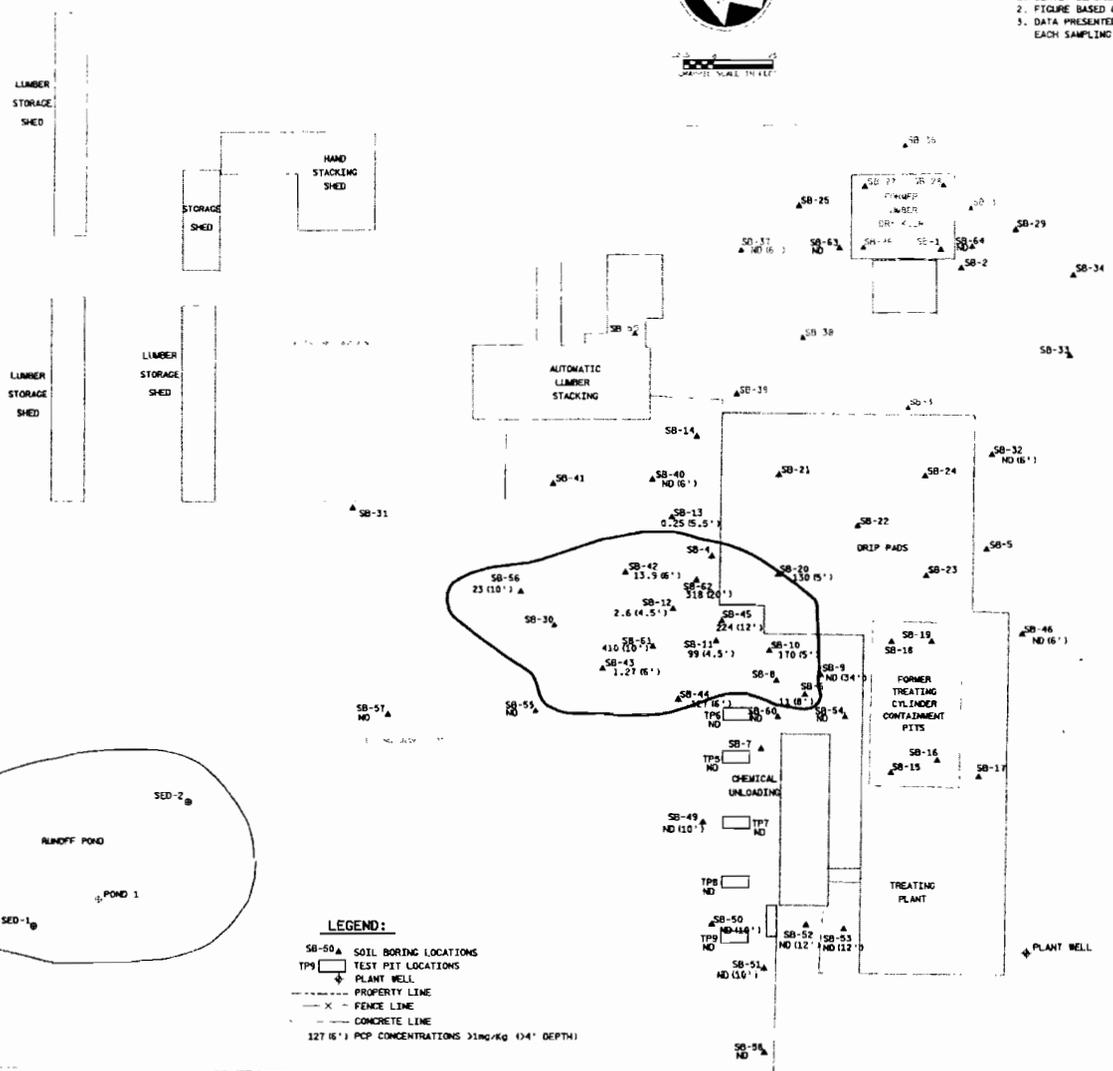
10
 SHEET NO.

2c



NOTE:

1. SURVEY BENCHMARK IS TOP NUT ON PLANT WELL, ELEV. = 652.27'
2. FIGURE BASED ON SURVEY BY BLACKHAWK ENGINEERING, 8-4-04
3. DATA PRESENTED ARE FROM THE MOST RECENT SAMPLING AT EACH SAMPLING POINT



LEGEND:

- SB-50▲ SOIL BORING LOCATIONS
- TP9 □ TEST PIT LOCATIONS
- ◆ PLANT WELL
- - - - - PROPERTY LINE
- - - - - FENCE LINE
- - - - - CONCRETE LINE
- 127 (6') PCP CONCENTRATIONS >1mg/Kg (34" DEPTH)

| | | | |
|------|----|------|-------|
| DATE | BY | CHKD | APP'D |
| | | | |

QUALITY WOOD TREATING COMPANY
PRAIRE DU CHIEN, WISCONSIN

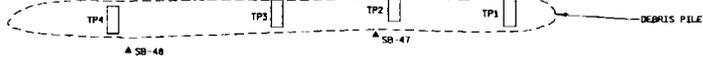


PCP CONTAMINATION >4" DEPTH (mg/Kg)

11

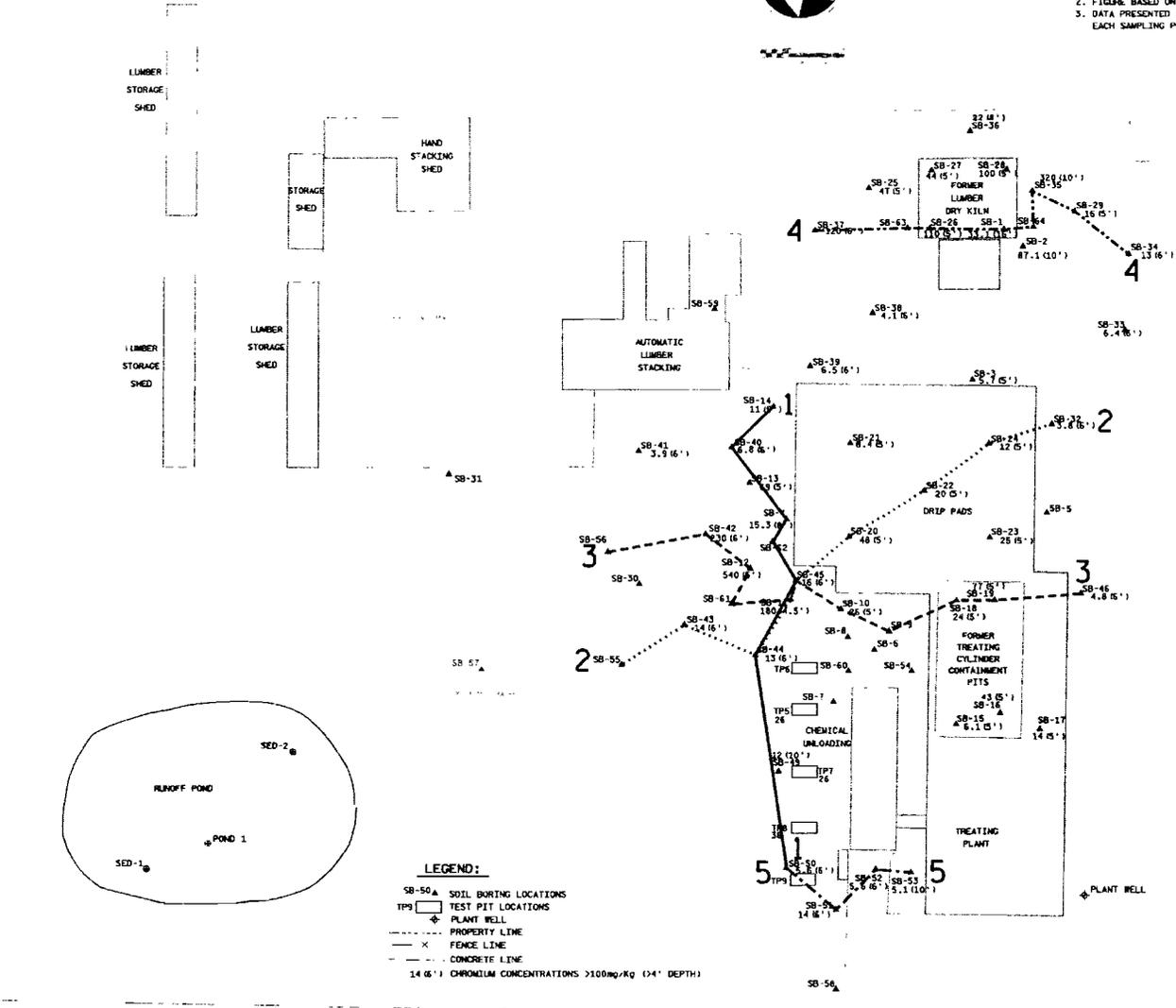
EAST LESSARD STREET

20



NOTE:

1. SURVEY BENCHMARK IS TOP NUT ON PLANT WELL, ELEV. = 652.27'
2. FIGURE BASED ON SURVEY BY BLACKHAWK ENGINEERING, 8-4-04
3. DATA PRESENTED ARE FROM THE MOST RECENT SAMPLING AT EACH SAMPLING POINT



LEGEND:

- SB-50 ▲ SOIL BORING LOCATIONS
- TP# □ TEST PIT LOCATIONS
- ⊕ PLANT WELL
- PROPERTY LINE
- X- FENCE LINE
- CONCRETE LINE
- 14 (6') CHROMIUM CONCENTRATIONS >100ppm (14' DEPTH)

| | | | |
|----------------------|----------------|-------|----------|
| DATE: 06/01/05 | BOOK: W | NO. 1 | REV. 001 |
| DRAWN: LM | DATE: 03/25/05 | NO. 1 | REV. 001 |
| CHECKED: [Signature] | DATE: 04/01/05 | NO. 1 | REV. 001 |

QUALITY WOOD TREATING COMPANY
PRAIRE DU CHIEN, WISCONSIN



SOIL SAMPLING LOCATIONS AND
CROSS SECTION LOCATOR

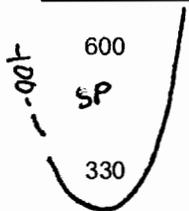
2

2d

CROSS SECTION 4 arsenic (mg/kg)

FIGURE 6d

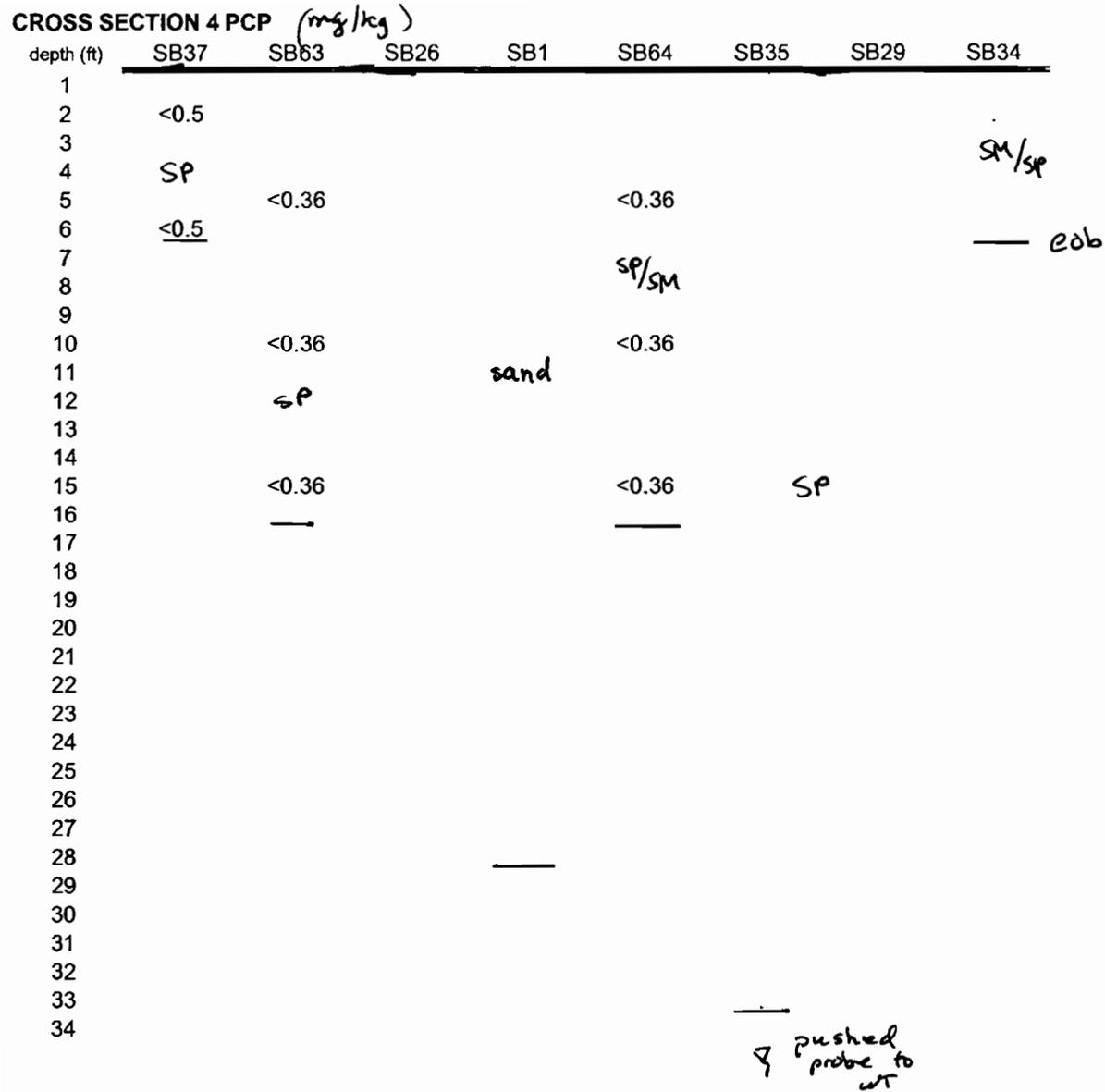
| depth (ft) | SB37 | SB63 | SB26 | SB1 | SB64 | SB35 | SB29 | SB34 |
|------------|------|------|------|------|-------|------|------|----------|
| 1 | | | 15 | 44.8 | | | 3.1 | |
| 2 | 600 | | | | | 44 | | 15 |
| 3 | SP | | 6.3 | | | | 2.2 | SM/SP |
| 4 | | | | nd | | | | <2.2 |
| 5 | | | 47 | | | | 2 | |
| 6 | 330 | | | | | 22 | | <2.3 cob |
| 7 | | | | | | | | |
| 8 | | SP | | | SP/SM | | | |
| 9 | | | 16 | | | | | |
| 10 | <1.5 | | | 10.7 | | 24 | | |
| 11 | | | | | | | | |
| 12 | | | | sand | | 4.7 | | |
| 13 | | | | | | | | |
| 14 | | | | | | | | |
| 15 | | | | | | | | |
| 16 | | — | | 17.3 | — | | | |
| 17 | | | | | | | | |
| 18 | | | | | | | | |
| 19 | | | 10 | | | | | |
| 20 | | | | | | SP | | |
| 21 | | | | | | | | |
| 22 | | | | 1.93 | | | | |
| 23 | | | | | | | | |
| 24 | | | 2 | | | | | |
| 25 | | | | | | | | |
| 26 | | | | | | | | |
| 27 | | | | nd | | | | |
| 28 | | | | | | | | |
| 29 | | | | | | | | |
| 30 | | | | | | | | |
| 31 | | | | | | | | |
| 32 | | | | | | | | |
| 33 | | | | | | <2.5 | | |
| 34 | | | | | | | | |

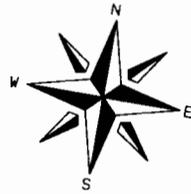


pushed probe to 35 ft

water table approx 35 ft deep

FIGURE 12d

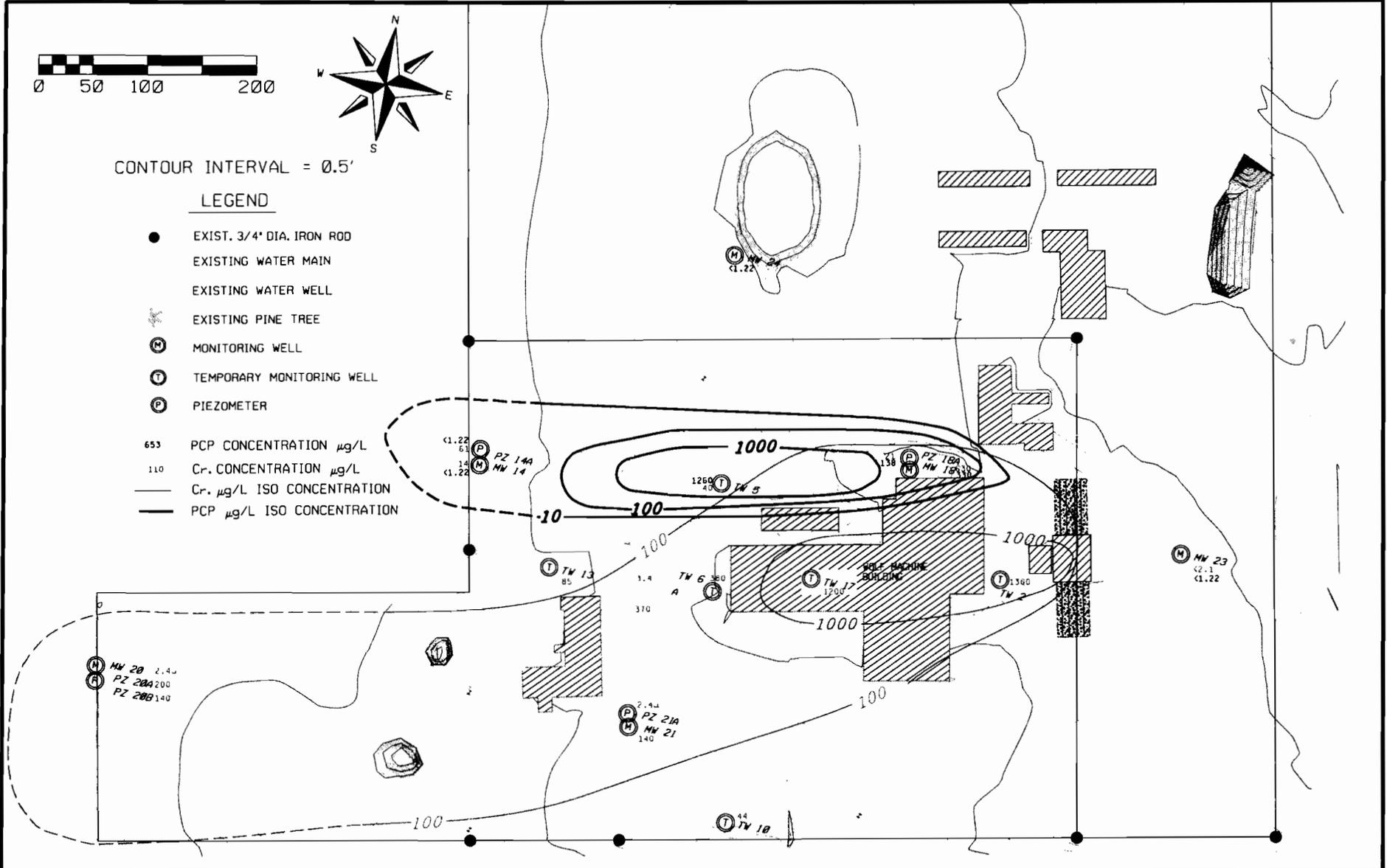




CONTOUR INTERVAL = 0.5'

LEGEND

- EXIST. 3/4" DIA. IRON ROD
- EXISTING WATER MAIN
- EXISTING WATER WELL
- 🌲 EXISTING PINE TREE
- Ⓜ MONITORING WELL
- Ⓣ TEMPORARY MONITORING WELL
- Ⓟ PIEZOMETER
- 653 PCP CONCENTRATION $\mu\text{g/L}$
- 110 Cr. CONCENTRATION $\mu\text{g/L}$
- Cr. $\mu\text{g/L}$ ISO CONCENTRATION
- PCP $\mu\text{g/L}$ ISO CONCENTRATION



10/13/2008
 C:\Users\jld\Documents\Quality Wood\Map of Groundwater Plumes.DWG

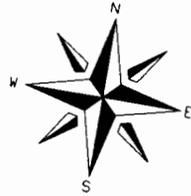
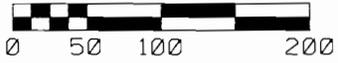
| DR. BY | BOOK NO. | NO. | DATE | REVISION |
|----------|--------------------|-----|------|----------|
| SMH/F | | | | |
| CHK. BY | JOB NO. 93-8702-44 | | | |
| MCJ | | | | |
| DATE | SCALE 1"=100' | | | |
| OCT 2008 | | | | |

FORMER QUALITY WOOD TREATING COMPANY
 PRAIRIE DU CHIEN, WISCONSIN



QUALITY WOOD
 MAP OF GROUNDWATER PLUMES SEPTEMBER 2008

DRAWING NO. *Re*
 SHEET NO.



CONTOUR INTERVAL = 0.5'

LEGEND

- * EXIST. 3/4" DIA. IRON ROD
- EXISTING WATER MAIN
- EXISTING WATER WELL
- ⊛ EXISTING PINE TREE
- Ⓜ MONITORING WELL
- Ⓣ TEMPORARY MONITORING WELL
- Ⓟ PIEZOMETER
- 621.49 WATER ELEVATION
JUNE 23, 2008
- 0.5-FOOT WATER CONTOUR

Ⓜ MW 20 621.32
Ⓜ MW 20A 621.46
Ⓜ MW 20B 621.52



621.5
Ⓟ PZ 14
Ⓜ MW 14
621.49

Ⓣ TW 13
621.8

Ⓟ PZ 22
Ⓜ MW 22
621.82

Ⓟ PZ 21
Ⓜ MW 21
621.72

Ⓜ MW 21
621.88

Ⓜ MW 5
621.88

Ⓣ TW 10

Ⓣ TW 17
621.95

622.0
Ⓣ TW 16
621.96

WOLF MACHINE BUILDING

Ⓜ MW 18
PZ-18A
622

Ⓣ TW 2
622.11

Ⓜ MW 3
622.91

621.88
Ⓣ TW 8

Ⓜ MW 23
622.01

622.0

10/15/2008
D:\wood_cdl\101
C:\CDN\150707000\Project\June_08 Water Table.dwg

| | | | |
|----------|------------|----------|--|
| DR. BY | MAN:JF | BOOK NO. | |
| CHK. BY | SCN | JOB NO. | |
| DATE | APRIL 2008 | SCALE | |
| NO. | | DATE | |
| REVISION | | NO. | |
| REVISION | | NO. | |
| REVISION | | NO. | |

FORMER QUALITY WOOD TREATING COMPANY
PRAIRIE DU CHIEN, WISCONSIN



QUALITY WOOD
JUNE 2008 WATER TABLE

DRAWING NO. **1**
SHEET NO.

Table 1
Soil Analytical Results – Remaining Soil Contamination
Former Quality Wood
Summary of Soil Investigation Results – March/April 2007
(mg/kg)

| Boring ID | Sample Depth | Total Cr | Cr+6 | Arsenic | PCP | DRO | Dioxin (µg/kg) |
|-----------------------------|--------------|----------|------|---------|--------|-----|----------------|
| NR 720 Industrial RCL | | NA | 200 | 1.6 | na | 100 | na |
| EPA Region 3 Industrial SSL | | 1.5E+06 | 3100 | 1.9 | 24 | na | 0.019 |
| SB-35 | 0-2 | 210 | 2.3 | 44 | | | |
| | 4-6 | 130 | 0.64 | 22 | | | |
| | 8-10 | 320 | <1.1 | 24 | | | |
| | 10-12 | 29 | <1.1 | 4.7 | | | |
| | 31-33 | 2.9 | <1.2 | <2.5 | | | |
| SB-36 | 0-2 | 11 | | 3.0 | | | |
| | 2-4 | 4.2 | | <2.2 | | | |
| | 4-6 | 12 | | <2.3 | | | |
| | 6-8 | 22 | | <2.3 | | | |
| | 8-10 | 13 | | <2.3 | | | |
| SB-47 | 0-2 | 8.8 | | 4.9 | <0.556 | | |
| SB-48 | 0-2 | 7.3 | | 2.4 | <0.549 | | |
| TP-1 | +6-0 | 57 | | 41 | <0.538 | | |
| TP-2 | +6-0 | 37 | | 29 | <0.543 | | |
| TP-3 | +6-0 | 35 | | 27 | <0.549 | | |
| TP-4 | +6-0 | 85 | | 61 | <0.521 | | |
| SED-1 | 0-2 | 31 | <1.2 | 18 | <0.602 | | |
| SED-2 | 0-2 | 110 | <1.4 | 57 | <0.685 | | |
| SB-57 | 0-2 | 21 | | 27 | <0.355 | | |
| | 2-4 | 9.3 | | <1.5 | <0.359 | | |
| | 4-6 | 4.7 | | <1.5 | <0.349 | | |
| NR 720 Industrial RCL | | NA | 200 | 1.6 | na | 100 | na |
| EPA Region 3 Industrial SSL | | 1.5E+06 | 3100 | 1.9 | 24 | na | 0.019 |

Summary of Previous Soil Results (KU Resources) – Sept. 2004

| | | Chromium mg/kg | Arsenic mg/kg | PCP mg/kg |
|-------|---------|-------------------|------------------|--------------|
| SB-25 | 0-0.5 | 36 | 9.2 | |
| | 2-2.5 | 8.4 | 1.3 | |
| | 4.5-5 | 47 | 2.7 | |
| SB-27 | 0.5-1 | 25 | 21 | |
| | 2-2.5 | 11 | 1.7 | |
| | 4.5-5 | 44 | 17 | |
| SB-28 | 0.5-1 | 11 | 1.7 | |
| | 2-2.5 | 43 | 16 | |
| | 4.5-5 | 100 | 28 | |
| | 10-10.5 | 38 | 15 | |
| | 18-18.5 | 13 | 1.1 | |
| | 22.5-23 | 33 | 2.4 | |

**Table 2
Former Quality Wood – Lot 2
Most Recent Groundwater Analytical Results**

Monitoring Wells

| | Filtered Chromium µg/L Jun-07 | Filtered Chromium µg/L Sept-08 | PCP µg/L Jun-07 | PCP µg/L Sep-08 |
|------------|----------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------|
| TW-1 | 2.9 | na | <1.21 | na |
| MW-23 | 4.2 | <2.1 | na | <1.22 |
| MW-24 | na | na | na | <1.22 |
| Plant Well | <2.1 | na | <1.21 | na |
| NR 140 | | | | |
| ES | 100 | 100 | 1 | 1 |
| <i>PAL</i> | <i>10</i> | <i>10</i> | <i>0.1</i> | <i>0.1</i> |

Chromium concentrations in this table are for Total Chromium.
na = not analyzed

Geoprobe Grab Samples

| Sample ID | Date | Arsenic EPA 206.2 µg/L | Chromium SW 6010B µg/L | Pentachlorophenol SW 8270C µg/L |
|------------------|-------------|---------------------------------------|---------------------------------------|------------------------------------------------|
| AA-2 (32') | 08/2006 | 1 | 25.3 | 13 |
| AA-2 (50') | 08/2006 | na | na | 3.9 |
| AA-3 (37') | 08/2006 | 1.4 | 5.7 | na |
| AA-3 (50') | 08/2006 | 1.1 | 2.7 | na |
| AA-4 (37') | 08/2006 | <0.8 | 0.78 | na |
| AA-4 (50') | 08/2006 | 1 | 3.3 | na |
| AA-11 | 03/2007 | <25 | 18 | <1.21 |
| SB-35 | 03/2007 | <25 | <2.1 | na |
| SB-47 | 03/2007 | <25 | <2.1 | <1.21 |
| SB-48 | 03/2007 | <25 | <2.1 | <1.21 |
| | | | | |
| NR 140 | ES | 10 | 100 | 1 |
| NR 140 | <i>PAL</i> | <i>1</i> | <i>10</i> | <i>0.1</i> |

Table 3 - Water Level Measurements - former Quality Wood - Prairie du Chien

| Well ID | Ground Elevation | Top of Casing Elevation | Ground Elevation 10/8/2008 | Top of Casing Elevation 10/8/2008 | Depth to Water Jun 5-6, 2007 | Depth to Water 11-Apr-08 | Depth to Water 23-Jun-08 | Depth to Water 19-Sep-08 | Water Table Elevation Jun 5-6, 2007 | Water Table Elevation 11-Apr-08 | Water Table Elevation 23-Jun-08 | Water Table Elevation 19-Sep-08 |
|------------|------------------|-------------------------|----------------------------|-----------------------------------|------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---------------------------------|---------------------------------|---------------------------------|
| MW-1 | 651.76 | 651.61 | 651.76 | 651.61 | 33.81 | missing | nm | nm | 617.8 | nd | nd | nd |
| TW-2 | 650.74 | 650.53 | 650.74 | 650.53 | 32.54 | 32.02 | 28.42 | 29.98 | 617.99 | 618.51 | 622.11 | 620.55 |
| MW/TW-3 | 649.93 | 649.78 | 649.93 | 649.78 | 32.05 | 31.51 | 27.87 | | 617.73 | 618.27 | 621.91 | nd |
| TW-5 | 649.32 | 649.23 | 649.59 | 649.51 | 31.48 | 30.98 | 27.35 | 29.52 | 617.75 | 618.25 | 621.88 | 619.71 |
| TW-6 | 649.95 | 649.9 | 649.95 | 649.9 | 32.21 | 31.75 | 28.78 | 29.78 | 617.69 | 618.15 | 621.12 | 620.12 |
| TW-8 | 650.77 | 650.54 | 650.77 | 650.54 | 32.74 | 32.23 | 28.66 | nm | 617.8 | 618.31 | 621.88 | nd |
| TW-9 | | | | | | 31.05 | 27.42 | nm | nd | nd | nd | nd |
| TW-10 | 648.35 | 648.21 | 648.35 | 648.21 | 30.41 | bent | bent | bent | 617.8 | nd | nd | nd |
| TW-13 | 650.45 | 650.36 | 650.45 | 650.36 | 32.62 | 32.17 | 28.56 | 30.26 | 617.74 | 618.19 | 621.8 | 620.1 |
| MW-14 | 650.59 | 652.77 | 650.59 | 652.77 | 35.43 | 34.96 | 31.28 | 32.95 | 617.34 | 617.81 | 621.49 | 619.82 |
| PZ-14A | 650.59 | 652.73 | 650.59 | 652.73 | 35.27 | 34.85 | 31.15 | 32.86 | 617.46 | 617.88 | 621.58 | 619.87 |
| TW-16 | 650.1 | 650.04 | 650.1 | 650.04 | 32.22 | 31.72 | 28.08 | nm | 617.82 | 618.32 | 621.96 | nd |
| TW-17 | 650.31 | 650.16 | 650.31 | 650.16 | 32.28 | nm | 28.21 | 29.82 | 617.88 | nd | 621.95 | 620.34 |
| MW-18 | 650.57 | 650.36 | 650.58 | 650.47 | 32.38 | 31.94 | 28.31 | 30.72 | 617.98 | 618.42 | 622.05 | 619.64 |
| PZ-18A | 650.55 | 650.48 | 650.58 | 650.5 | 32.58 | 32.08 | 28.48 | 30.19 | 617.9 | 618.4 | 622 | 620.29 |
| MW-20 | 653.53 | 655.72 | 653.57 | 653.46 | 38.38 | 35.88 | 32.21 | 34.03 | 617.34 | 617.65 | 621.32 | 621.69 |
| PZ-20B | 653.45 | 655.36 | 653.47 | 653.42 | 37.95 | 37.51 | 33.84 | 35.68 | 617.41 | 617.85 | 621.52 | 619.68 |
| PZ-20A | 653.45 | 655.37 | 653.6 | 653.54 | 37.88 | 37.57 | 33.91 | 35.61 | 617.49 | 617.8 | 621.46 | 619.76 |
| MW-21 | 649.48 | 649.33 | 649.48 | 649.33 | 31.79 | 31.32 | 27.61 | 29.32 | 617.54 | 618.01 | 621.72 | 620.01 |
| PZ-21A | 649.51 | 649.4 | 649.51 | 649.4 | 31.91 | 31.44 | 27.73 | 29.42 | 617.49 | 617.96 | 621.67 | 619.98 |
| PZ-22A | 649.52 | 649.52 | 649.52 | 649.52 | 31.81 | 31.42 | 27.74 | 29.42 | 617.71 | 618.1 | 621.78 | 620.1 |
| MW-22 | 649.65 | 649.56 | 649.65 | 649.56 | 31.86 | 31.4 | 27.74 | nm | 617.7 | 618.16 | 621.82 | nd |
| MW-23 | 651.81 | 651.73 | 651.81 | 651.73 | 33.97 | 33.39 | 29.72 | 31.29 | 617.76 | 618.34 | 622.01 | 620.44 |
| MW-24 | | | 647.52 | 647.44 | nm | nm | nm | 27.44 | nd | nd | nd | nd |
| plant well | nm | nm | | | nm | nm | nm | | nd | nm | nd | nd |
| OW-4 | nm | nm | | | nm | 34.44 | nm | | nd | nd | nd | nd |
| OW-5 | nm | nm | | | nm | 34.26 | nm | | nd | nd | nd | nd |
| OW-6 | nm | nm | | | nm | 34.09 | nm | | nd | nd | nd | nd |
| plant well | nm | nm | | | nm | nm | nm | | nd | nd | nd | nd |

nm = not measured

nd = no data

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

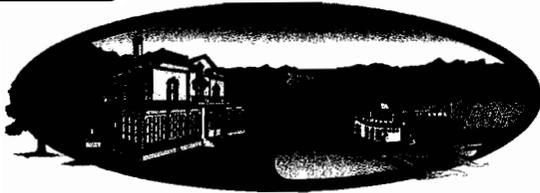
This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required 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="1601 East Lessard St Lot 1"/> | <input type="text" value="12-271-2395-0001"/> | <input type="text" value="428170"/> | <input type="text" value="284932"/> |
| <input type="text" value="B"/> | <input type="text" value="1501 East Lessard St"/> | <input type="text" value="12-271-2395-0025"/> | <input type="text" value="428098"/> | <input type="text" value="284908"/> |
| <input type="text" value="C"/> | <input type="text" value="NE Corner of 16th and East Lessard Streets"/> | <input type="text" value="12-271-0357-0001"/> | <input type="text" value="428010"/> | <input type="text" value="284880"/> |
| <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"/> |



CITY OF PRAIRIE DU CHIEN
PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

December 5, 2008

*Received
Jmc
12-5-08*

Mr. James Gitz, City Administrator
City of Prairie du Chien
214 East Blackhawk Avenue
Prairie du Chien, WI 53821

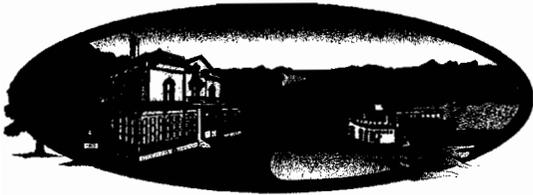
Dear Mr. Gitz:

Groundwater contamination that appears to have originated on the property located at 1601 East Lessard Street, Lot 2 of CSM 1182, Prairie du Chien, Wisconsin has migrated onto your property described as Lot 1 of CSM 1182. The levels of chromium 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 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 groundwater 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. 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, you may visit <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

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: Dave Rozeboom, 473 Griffith Avenue, Wisconsin Rapids, WI 54494.

OFF-SOURCE
A
PROPERTY



CITY OF PRAIRIE DU CHIEN
PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

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. 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 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 frable3r@aol.com or (563) 880-1788 or you may contact Dave Rozeboom, Wisconsin DNR, 473 Griffith Avenue, Wisconsin Rapids, WI 54494, phone (715) 421-7873.

Sincerely,

Garth W. Frable
City of Prairie du Chien
On Behalf of the Redevelopment Authority of the City of Prairie du Chien

OFF-SOURCE
A
PROPERTY

Private Land Claims

457/352
QM#1035

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

140 DOC# 286152

Document Number

This Deed, made between Quality Wood Treating Co., Inc., a Wisconsin corporation,
Grantor.
and Stephen E. Welter
Grantee.
Grantor quit claims to Grantee the following described real estate in
Crawford County, State of Wisconsin:

Recorded
APR. 19, 2004 AT 10:18AM
CRAWFORD COUNTY WISCONSIN
REGISTER OF DEEDS OFFICE
CHERYL E OLSON REGISTER
Fee Amount: \$11.00
Fee Exempt 77.25-(3)

P.O. Box 350
Prairie du Chien, WI 53821 .800res

Recording Area
Name and Return Address
PETERSON ANTOINE PETERSON
1110 E HAYDEN ST.
P.O. BOX 430
PRAIRIE DU CHIEN, WI 53821

12-271-2395-0001 (Pt).
Parcel Identification Number (PIN)

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

Lot Two (2) of Certified Survey Map No. 1035, recorded in the Office of the Register of Deeds for Crawford County, Wisconsin, on April 8, 2004, in Volume 8 of Certified Survey Maps, Pages 89-89B, as Document No. 286038.

This Deed is given to correct that certain Deed between the parties hereto dated December 24, 2004, and recorded on December 30, 2003, as Document No. 284779, in the Office of the Register of Deeds for Crawford County, Wisconsin. More specifically to set forth the certified survey description for the parcel in question.

Together with all appurtenant rights, title and interests.

Dated this 16th day of April, 2004

(SEAL)

QUALITY WOOD TREATING CO., INC., By SEAL

Stephen E. Welter

(SEAL)

Stephen E. Welter, President (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

State of Wisconsin, }
Crawford County, } ss.

authenticated this _____ day of _____

Personally came before me this 16th day of April 2004, the above named Stephen E. Welter, President

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

_____ to me known to be the person _____ who executed the foregoing instrument and acknowledge the same, on behalf of said corporation.

THIS INSTRUMENT WAS DRAFTED BY
Thomas F. Peterson
Peterson, Antoine & Peterson, S.C.
P.O. Box 430
Prairie du Chien, WI 53821

Thomas F. Peterson
Notary Public, State of Wisconsin
My commission is permanent. (~~If not, state expiration date.~~)

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

OFF-SOURCE
A
PROPERTY

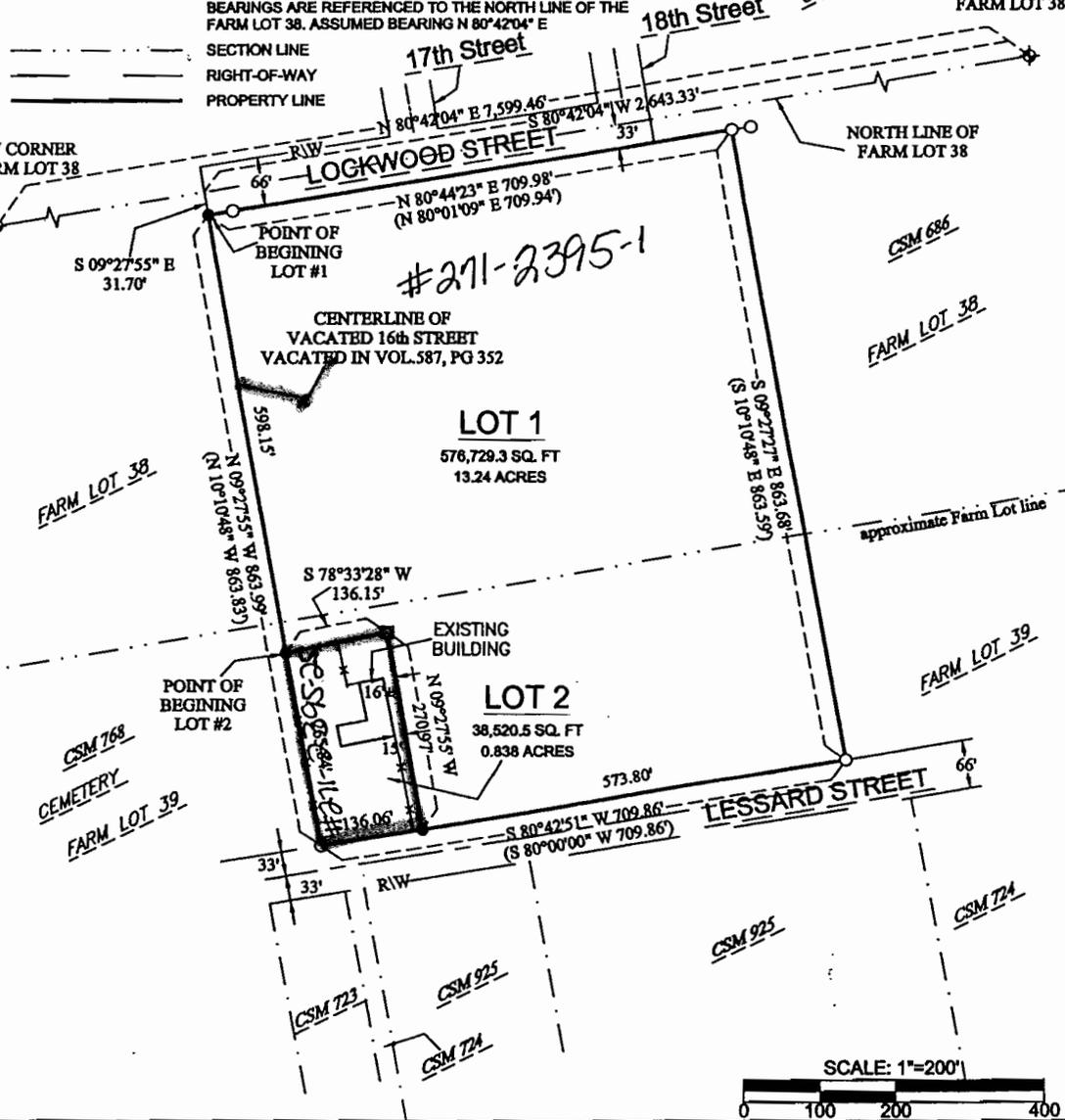
OFF-SOURCE
B
PROPERTY

CERTIFIED SURVEY MAP No. 1035 Page 89

LOCATED IN PART OF FARM LOT 38 AND FARM LOT 39 OF THE PRIVATE LAND CLAIMS AT PRAIRE DU CHIEN, CRAWFORD COUNTY, WISCONSIN

LEGEND:

- DENOTES 3/4"x24" SOLID IRON BAR WEIGHING 1.50 lbs. PER LINEAL FOOT SET
- DENOTES 3/4" SOLID IRON BAR FOUND
- ⊕ DENOTES 1"x80" SOLID IRON BAR IN CONCRETE FOUND
- ⊠ DENOTES PK NAIL SET
- () DENOTES RECORDED AS



BLACK HAWK ENGINEERING, Ltd.

Civil & Municipal Engineers and Building Design
2 INSIGHT DRIVE OFFICE PHONE: (608) 348-4433
PLATTEVILLE, WISCONSIN FAX: (608) 348-4449

SURVEY CREW: JJB & CDC PREPARED FOR: QUALITY WOOD TREATING
DRAWN BY: MAK 1501 E. LESSARD ST.
DATE: DEC. 18, 2003 PRAIRIE DU CHIEN, WISCONSIN
DATE REVISED: MARCH 18, 2004 Sheet 1 of 3 FILE: F:\ACAD\12\2003\03-145\CSM.DWG



OFF-SOURCE
B
PROPERTY

OFF-SOURCE
C
PROPERTY



CITY OF PRAIRIE DU CHIEN
PRAIRIE 2020 - A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

December 3, 2008

return receipt requested

Mr. Steve Welter
1501 East Lessard St.
Prairie du Chien, WI 53821

Dear Mr. Welter:

Groundwater contamination that appears to have originated on the property located at 1601 East Lessard Street Lot 2 of CSM 1182, Prairie du Chien, Wisconsin has migrated onto your property at 1501 East Lessard Street and your property abutting to the west (Lot 1 of CSM 768). The levels of chromium 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 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 groundwater 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. 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, you may visit <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

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: Dave Rozeboom, 473 Griffith Avenue, Wisconsin Rapids, WI 54494.

OFF-SOURCE
B
PROPERTY

OFF-SOURCE
C
PROPERTY



CITY OF PRAIRIE DU CHIEN
PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

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. 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 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 frable3r@aol.com or (563) 880-1788 or you may contact Dave Rozeboom, Wisconsin DNR, 473 Griffith Avenue, Wisconsin Rapids, WI 54494, phone (715) 421-7873.

Sincerely,

Garth W. Frable

City of Prairie du Chien

On Behalf of the Redevelopment Authority of the City of Prairie du Chien

OFF-SOURCE
B
PROPERTY

OFF-SOURCE
C
PROPERTY

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:

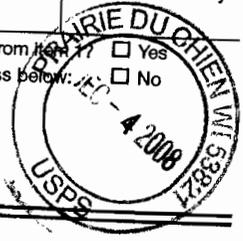
Steve Welter
1501 E. Lessor St.
Prairie du Chien
WI 53821

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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



3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7006 2150 0004 2147 8533**

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

OFF-SOURCE
A
PROPERTY

UNITED STATES POSTAL SERVICE



First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City Hall
attn: Garth Frable
P.O. Box 324
Prairie du Chien, WI
53821

X4C

DOC# 274514

Recorded
MAR. 28, 2002 AT 02:40PM

CRAWFORD COUNTY WISCONSIN
REGISTER OF DEEDS OFFICE
CHERYL E OLSON REGISTER
Fee Amount: \$13.00
Fee Exempt 77.25-(11)

WARRANTY DEED

Document No.

This indenture, Made this 18th day of March, 2002, between **Quality Beverages of Wis., Inc., a/k/a Quality Beverages of Wisconsin, Inc.**, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at **Prairie du Chien, Wisconsin**, party of the first part, and **David Welter as Trustee of the Stephen E. Welter Trust dated March 30, 2001**, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Sixty-one Thousand and 00/100

(\$ 61,000.00)

Dollars to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto the said party of the second part its heirs and assigns forever, the following described real estate, situated in the County of Crawford, State of Wisconsin, to-wit:

Recording Area
Name and Return Address

PETERSON ANTOINE PETERSON
110 E HAYDEN ST.
PO. BOX 430
PRAIRIE DU CHIEN WI 53821

12-271-0357-0001; 12-271-2395-0000;
12-271-0419-0000; 12-271-0418-0000;
12-271-0210-0000; 12-271-0209-0000;
12-271-0417-0000

Parcel Identification Number

Lot One (1) of Certified Survey Map No. 768, recorded September 22, 1997, in Volume 6 of Certified Survey Maps, Pages 62 and 62A, as Document No. 255190, in the office of the Register of Deeds for Crawford County, Wisconsin.

Lot One (1) of Certified Survey Map No. 686, recorded in Volume 5 of Certified Survey Maps, Pages 92, 92A, and 92B, as Document No. 245204, in the office of the Register of Deeds for Crawford County, Wisconsin. Same being located in Farm Lots Thirty-seven (37), Thirty-eight (38), and Thirty-nine (39) of the Private Land Claims at Prairie du Chien and being a part of Block Seventy-three (73), Seventy-four (74), Seventy-five (75), Eight (80), Eighty-one (81), and One Hundred Sixty-four (164) of Lower Prairie du Chien, City of Prairie du Chien, Crawford County, Wisconsin.

Block One Hundred Sixty-six (166) of the Plat of Lower Prairie du Chien Addition, City of Prairie du Chien, Crawford County, Wisconsin, EXCEPT that part of said Block One Hundred Sixty-six (166) set forth in Certified Survey Map No. 769 recorded in Volume 6 of Certified Survey Maps, Pages 63 and 63A, as Document No. 255191, in the office of the Register of Deeds for Crawford County, Wisconsin.

Block One Hundred Sixty-five (165) of the Plat of Lower Prairie du Chien Addition, City of Prairie du Chien, Crawford County, Wisconsin.

Block Twenty (20) of the Plat of Lower Prairie du Chien Addition, sometimes known as Clark's Subdivision, City of Prairie du Chien, Crawford County, Wisconsin.

Block Nineteen (19) of the Plat of Lower Prairie du Chien Addition, sometimes known as Clark's Subdivision, City of Prairie du Chien, Crawford County, Wisconsin. Also the vacated alley in said Block Nineteen (19) EXCEPTING therefrom that part of said Block Nineteen (19) set forth in Certified Survey Map No. 769, recorded in Volume 6 of Certified Survey Maps, Pages 63 and 63A, as Document No. 255191, in the office of the Register of Deeds for Crawford County, Wisconsin.

Lots One (1) and Two (2), Block One Hundred Sixty-four (164) of the Plat of Lower Prairie du Chien Addition, City of Prairie du Chien, Crawford County, Wisconsin, plus the vacated alley lying adjacent thereto and that part of Lot Three (3), Block One Hundred Sixty-four (164) of the Plat of Lower Prairie du Chien Addition, City of Prairie du Chien, Crawford County, Wisconsin, described as follows: Commencing at the Northwest corner of said Lot Three (3); thence East 23.07 feet; thence South 104.22 feet; thence West 22.64 feet; thence North to the place of beginning, plus the vacated alley lying adjacent thereto.

By acceptance of this conveyance, Grantee agrees to pay all real estate taxes and special assessments relative to the above described premises for tax year commencing January 1, 2002.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its heirs and assigns FOREVER.

And the said Quality Beverages of Wis., Inc. a/k/a Quality Beverages of Wisconsin, Inc., party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all encumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said Quality Beverages of Wis., Inc. a/k/a Quality Beverages of Wisconsin, Inc., party of the first part, has caused these presents to be signed by Stephen E. Welter, its President, and countersigned by David C. Welter, its Secretary, at Prairie du Chien, Wisconsin, and its corporate seal to be hereunto affixed, this 18th day of March, 2002.

SIGNED AND SEALED IN PRESENCE OF

QUALITY BEVERAGES OF WIS., INC. A/K/A
QUALITY BEVERAGES OF WISCONSIN, INC.

[Signature] Corporate Name
President

Stephen E. Welter

COUNTERSIGNED:
[Signature] Secretary

David C. Welter

STATE OF WISCONSIN)
)ss.
CRAWFORD COUNTY)

Personally came before me, this 18th day of March, 2002, Stephen E. Welter, President, and David C. Welter, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT DRAFTED BY:
Thomas F. Peterson, Attorney at Law
Peterson, Antoine & Peterson, S.C.
110 East Haydn Street
Prairie du Chien, WI 53821

[Signature]
Thomas F. Peterson
Notary Public, State of Wisconsin
My Commission is Permanent.



DOC# 297924

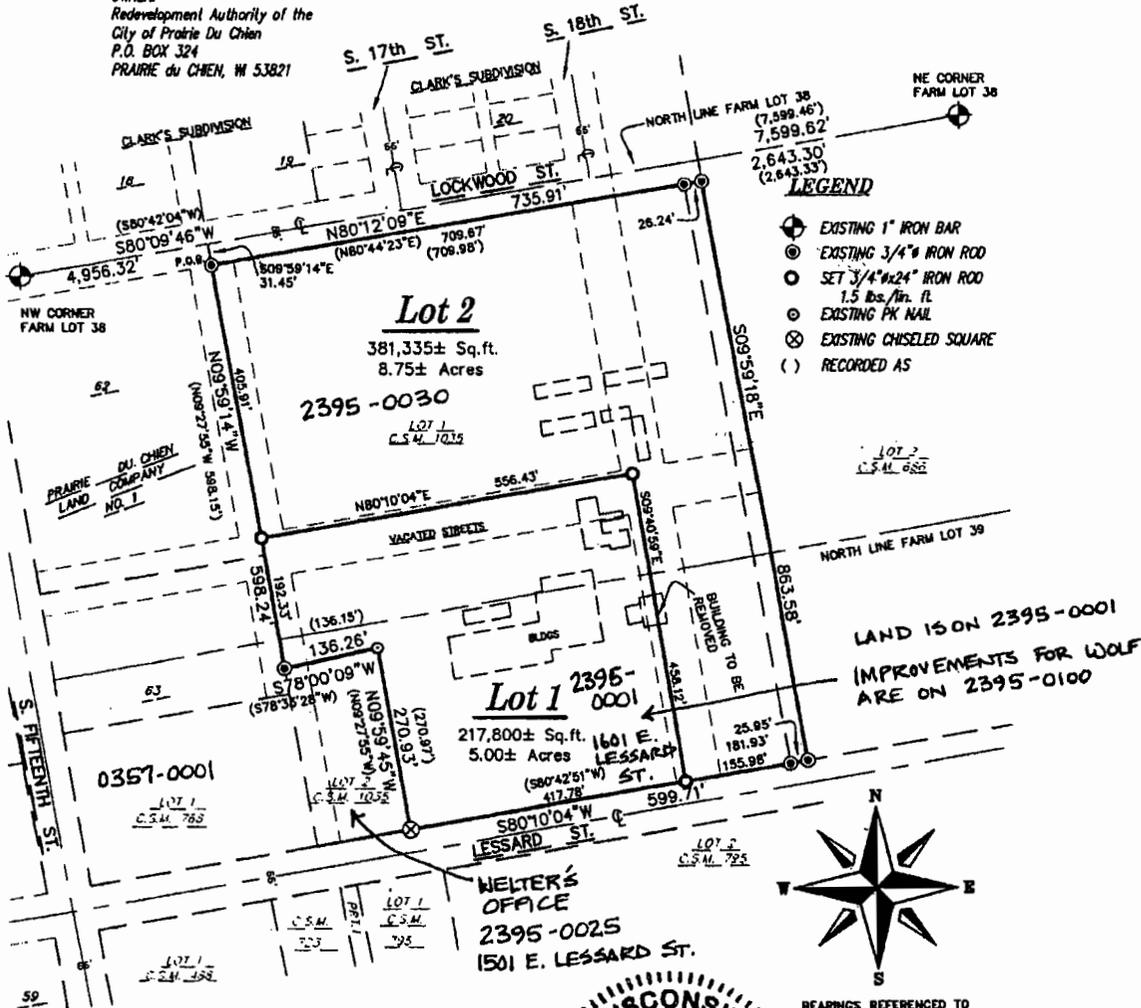


211 E. BLACKHAWK AVE. - P.O. BOX 549 - PRAIRIE DU CHIEN, WI 53831 - 608-226-1051

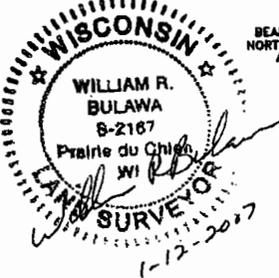
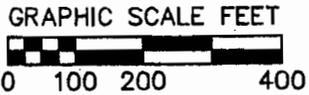
CRAWFORD COUNTY CERTIFIED SURVEY MAP No. 1182

LOCATED IN FARM LOTS 38 AND 39, OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIEN, AND INCLUDING LOT 1 CRAWFORD COUNTY CERTIFIED SURVEY MAP # 1035, CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.

OWNER:
Redevelopment Authority of the
City of Prairie Du Chien
P.O. BOX 324
PRAIRIE DU CHIEN, WI 53821



- LEGEND**
- ⊕ EXISTING 1" IRON BAR
 - ⊙ EXISTING 3/4" IRON ROD
 - ⊖ SET 3/4" x 24" IRON ROD 1.5 lbs./lin. ft.
 - ⊗ EXISTING PK NAIL
 - ⊗ EXISTING CHISELED SQUARE
 - () RECORDED AS



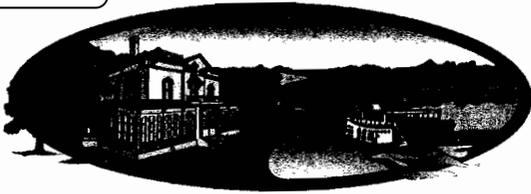
BEARINGS REFERENCED TO
NORTH LINE OF FARMLOT 38
ASSUMED TO BEAR
S80°09'48"W

DOC# 297924

RECEIVED FOR RECORD THIS 23rd DAY OF January 2007, AT 1:33 P.M. AND RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGE 58, 58a, 58b.
William R. Bulawa, Reg. Jr.
REGISTER OF DEEDS
DOCUMENT NUMBER 297924

SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: WILLIAM R. BULAWA

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CITY OF PRAIRIE DU CHIEN
PRAIRIE 2020 – A CLEAR VISION FOR THE FUTURE

214 East Blackhawk Avenue • PO Box 324
Prairie du Chien, WI 53821
Phone: (608) 326-6406 • Fax: (608) 326-8182

December 3, 2008

Mr. James Gitz
214 East Blackhawk Avenue
Prairie du Chien, WI 53821

Dear Mr. Gitz:

Groundwater contamination that appears to have originated on the property located at 1601 East Lessard Street Lot 2 of CSM 1182, Prairie du Chien, Wisconsin has migrated onto the property comprising the right-of-way of South 15th Street. The levels of chromium 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 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 groundwater 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. 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, you may visit <http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

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: Dave Rozeboom, 473 Griffith Avenue, Wisconsin Rapids, WI 54494.



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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. 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 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 frable3r@aol.com or (563) 880-1788 or you may contact Dave Rozeboom, Wisconsin DNR, 473 Griffith Avenue, Wisconsin Rapids, WI 54494, phone (715) 421-7873.

Sincerely,

Garth W. Frable

City of Prairie du Chien

On Behalf of the Redevelopment Authority of the City of Prairie du Chien