

GIS REGISTRY

Cover Sheet

March, 2010
(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" form)
- Soil Contamination > *RCL or **SSRCL (232)
- Contamination in ROW
- Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form)

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
(note: soil contamination concentrations between non-industrial and industrial levels)
- Structural Impediment (224)
- Site Specific Condition (228)
- Cover or Barrier (222)
(note: maintenance plan for groundwater or direct contact)
- Vapor Mitigation (226)
- Maintain Liability Exemption (230)
(note: local government unit or economic development corporation was directed to take a response action)

Monitoring Wells:

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

Yes No N/A

** Residual Contaminant Level
**Site Specific Residual Contaminant Level*

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

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

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

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

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

SOURCE LEGAL DOCUMENTS

Deed: The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #: **Title: Parcel Map Former Creamery Hudson**

Signed Statement: A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

Location Map: A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.

Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.

Figure #: 1 **Title: Site Location and Local Topography**

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 #: 11 **Title: Site Layout and Contamination Extent**

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 #: 5; 5A **Title: Soil Chemistry VOCs; Soil Chemistry Lead**

BRRTS #: 02-56-548711

ACTIVITY NAME: Former Creamery Facility

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 #: 3 **Title: Geologic Cross-Section A-A'**

Figure #: **Title:**

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

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

Figure #: 6 **Title: Groundwater Chemistry Results, September 9, 2010**

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

Figure #: 5 **Title: Groundwater Contours, November 29, 2010**

Figure #: **Title:**

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

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

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

Table #: 2, 2A **Title: Remaining Soil Chemistry Analytical Results**

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

Table #: 3 **Title: 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 #: 1 **Title: Groundwater Elevation Data**

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 #: 02-56-548711

ACTIVITY NAME: Former Creamery Facility

NOTIFICATIONS

Source Property

Not Applicable

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

Not Applicable

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.
- Number of "Off-Source" Letters: 3**
- 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: 2**

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="405-407-409 2nd Street, Hudson"/>	<input type="text" value="236-1224-00-000"/>	<input type="text" value="302592"/>	<input type="text" value="503763"/>
<input type="text" value="B"/>	<input type="text" value="111 Commercial Street, Hudson"/>	<input type="text" value="236-1221-00-000"/>	<input type="text" value="302557"/>	<input type="text" value="503746"/>
<input type="text" value="C"/>	<input type="text" value="414 1st Street, Hudson"/>	<input type="text" value="236-1220-00-000"/>	<input type="text" value="302555"/>	<input type="text" value="503773"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Scott Humrickhouse, Regional Director

Baldwin Service Center
890 Spruce Street
Baldwin, Wisconsin 54002
Telephone 715-684-2914 ext.117
FAX 715-684-5940

July 18, 2011

Mr. Tim Bauernfeind
16510 43rd Avenue North
Plymouth, MN 55446

SUBJECT: Final Case Closure with Continuing Obligations
Former Creamery Facility, 401/403 2nd Street and
115 Commercial St, Hudson, Wisconsin
WDNR BRRTS # 02-56-548711

Dear Mr. Bauernfeind:

On May, 13, 2011, the West Central Region Closure Committee reviewed your request for closure of the case described above. The West Central Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On May 24, 2011, you were notified that the Closure Committee had granted conditional closure to this case.

On June 16, 2011 the Department received documentation indicating that you have complied with the requirements for final closure. The well abandonment forms were submitted to this office on that date

The Department reviewed the case closure request regarding the chlorinated solvent contamination on the site from the former dry cleaner facility. Contaminated ground water and soil are present at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

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

- **Residual soil contamination exists that must be properly managed should it be excavated or removed**
- **Pavement, must be maintained over contaminated soil and the state must approve any changes to this barrier**
- **Groundwater contamination is present above Chapter NR 140 enforcement standards**
- **A vapor mitigation system must be operated and maintained, and inspections must be documented.**

All site information, including the maintenance plan, is also on file at the Baldwin Service Center, at 890 Spruce Street, Baldwin, WI. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry, in a PDF attachment. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

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

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the asphalt parking area that currently exists in the specific location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

Residual soil contamination remains onsite as shown on the attached map and in the information submitted to the Department of Natural Resources. If soil in the specific locations as shown on the attached map 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 is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. **Please submit the inspection log to the Department annually.**

Prohibited Activities

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

Upon Department approval to replace the existing barrier, the replacement barrier must be one of similar permeability, until contaminant levels no longer exceed the applicable standards.

Residual Groundwater Contamination

Groundwater impacted by perchloroethene contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on this contaminated property and off this contaminated property, as shown on the **attached map**. Off-source property owners have also been notified of the presence of groundwater contamination.

Vapor Migration

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

Post-Closure Notification Requirements

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

- **Any activity or construction that results in the removal or modification of a structural impediment that obstructed a complete site investigation or cleanup**
- **Development, construction or other changes, including zoning changes, that change the land use from industrial to non-industrial**
- **Disturbance, construction on, change or removal in whole or part of pavement, an engineered cover or a soil barrier that must be maintained over contaminated soil**

Please send written notifications in accordance with the above requirements to Patrick Collins, 890 Spruce Street, Baldwin WI 54002

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

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

threat to public health, safety, or welfare or to the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Patrick Collins at 715 684-2914 ext. 117

Sincerely,



William Evans, Team Supervisor
West Central Region Remediation & Redevelopment Program

Attach. remaining soil contamination map

- remaining groundwater contamination map
- extent of cap map
- Maintenance plan
- RR 819

cc: Ken Ebbot – Alpha Terra
Mr. and Mrs. Misenko, 401 Design Group LLC, 918 11th Street, Hudson, WI
File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary
Scott Humrickhouse, Regional Director

Baldwin Service Center
890 Spruce Street
Baldwin, Wisconsin 54002
Telephone 715-684-2914 ext.117
FAX 715-684-5940

May 24, 2011

Mr. Tim Bauernfeind
16510 43rd Avenue North
Plymouth, MN 55446

SUBJECT: Conditional Closure Decision
With Requirements to Achieve Final Closure
Former Creamery Facility, 401/403 2nd Street, Hudson, Wisconsin
WDNR BRRTS # 02-56-548711

Dear Mr. Bauernfeind:

On May, 13, 2011, the West Central Region Closure Committee reviewed your request for closure of the case described above. The West Central Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the West Central Region Closure Committee has determined that the chlorinated solvent contamination on the site from the former dry cleaner facility appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Patrick Collins on Form 3300-005, found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

RIGHT-OF-WAY AND OFF SOURCE PROPERTY SOIL AND/OR GROUNDWATER CONTAMINATION

There is residual soil and/or groundwater contamination in a public street or highway right-of-way at this site. Section NR 726.05(2)(a)4, Wis. Adm. Code, requires you to provide written notification of the presence of residual soil (and groundwater contamination, if present) to the clerk of the town and county or municipality where the right-of-way is located and to the municipal department or state agency that maintains the right-of-way.

There is groundwater contamination on properties that are not the same property as the source of the contamination (off-source properties) that do not have soil contamination. Section NR 726.05(2)(b)4, Wis. Adm. Code, requires you to also provide written notice of the presence of residual groundwater contamination to the owner of any off-source properties within this site that do not have soil contamination if they are affected by groundwater contamination. Please note the "site" is defined as all locations where the contamination is and is not limited to the source property.

These notifications must include warnings that excavation of potentially contaminated soil or groundwater may pose inhalation or other direct contact hazards and will require soil and groundwater sampling and analysis, as well as proper storage, treatment, or disposal of any excavated materials, based upon the results of the analysis. **Copies of the written notifications have been provided to me in the closure request.**

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR's Remediation and Redevelopment GIS Registry. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

CONTINUING OBLIGATIONS AND RESPONSIBILITIES

As part of the approval of the closure of this case, the current property owner and all future owners will be responsible for maintaining the following continuing obligations. Pavement must be maintained over contaminated soil and the state must approve any changes to this. A vapor mitigation system must be operated and maintained, and inspections must be documented. In the final closure approval, the current property owner and all future owners will also be required to conduct annual inspections. Documentation of the inspection will be required to be kept on site.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 714 684-2914 ext. 117.

Sincerely,



Patrick Collins
Hydrogeologist
Remediation & Redevelopment Program

cc: Ken Ebbot – Alpha Terra
Mr. and Mrs. Misenko, 401 Design Group LLC, 918 11th Street, Hudson, WI
File

CAP AND VAPOR MITIGATION SYSTEM MAINTENANCE PLAN

March 17, 2011

Property Located at:

401 / 403 2nd Street and 115 Commercial Street, Hudson, WI

WDNR BRRTS #s: 02-56-548711

Legal Description: Plat Willow River 236/1859, Willow River Addition, Block H, Lot 9 and Southern 1/2 of Lot 10, subject to recorded conveyance for alley purposes
Parcel ID #: 236-1223-00-000

City of Hudson, St. Croix County, Wisconsin

Introduction

This document is the Maintenance Plan for a pavement 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 existing buildings and paved surfaces over the contaminated groundwater plume and soil on-site. It also includes requirements for inspection and continued operation of the existing subslab vapor mitigation system. The vapor mitigation system consists of subfloor piping and a powered fan that withdraws air from beneath the 401 / 403 2nd Street building.

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

- The case file in the DNR West Central Region Baldwin Service Center office
- BRRTS on the Web (DNR's internet-based data base of contaminated sites at <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>)
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmapping.wisconsin.gov/imf/imfApplyTheme.jsp?index=1> and
- The DNR Project Manager for St. Croix County, currently Mr. Pat Collins at (715) 684-2914

Description of Contamination

Soil contaminated by tetrachloroethene is located beneath the building floors and surrounding traffic areas on the 401/403 2nd Street / 115 Commercial Street property. The soil contamination is present at a depth of approximately 0.5 to 5 feet below grade. (Figure 5 and 5A) Groundwater contaminated by tetrachloroethene is located at a depth of approximately 20 to 30 feet below grade on the 401/403 2nd Street / 115 Commercial Street property and several adjacent properties to the north (405 / 407 / 409 2nd Street) northwest (414 1st Street) and west (111 Commercial Street). Remaining contaminated groundwater is displayed on Figure 6.

Description of the Cover and Vapor Mitigation System to be Maintained

The locations of the paved surfaces or other impervious barriers to be maintained in accordance with this Maintenance Plan are identified on Figure 9, and include the concrete floor of the two buildings (115 Commercial and 401/403 2nd Street) and the surrounding asphalt.

The paved surfaces and building over the contaminated soil serve as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. The impervious covers over the contaminated soil also serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

The vapor mitigation system layout is shown on Figure 8. The system consists of a network of 2-inch and 4-inch pipes that were placed beneath the 401 / 403 building basement floor following the soil excavation. The pipes are connected to an operating electric fan that withdraws air from the subfloor piping and exhausts the air to the outside off the northwest corner of the basement. The fan serves to prevent subsurface air that may contain tetrachloroethene to migrate into the basement breathing air. At the time of case closure, it was demonstrated that with the fan operating, the indoor air of the building did not contain concentrations of tetrachloroethene or related contaminants above human health risk levels of concern (Table 4).

Annual Inspections

The paved surfaces and building foundation overlying the contaminated soil and groundwater plumes as depicted on Figure 5, 5A, 6, and 9 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 may allow additional infiltration into underlying soils. The inspections will be performed by the property owner to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of

the inspections and any repairs will be maintained by the property owner and is included as Exhibit A, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log shall be kept on-site and presented to the Wisconsin Department of Natural Resources (“WDNR”) upon request, unless otherwise directed in the case closure letter.

The vapor mitigation system components will also require annual inspection. The inspections will be performed by the property owner to evaluate fan operation and check for damage to the visible system components. Verification of fan operation, and any pipe or duct penetrations or leaking will be documented. If leaks are detected, or the fan is not operating, corrections will be made immediately to rectify the situation and keep the system in proper operation.

A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Vapor Mitigation System Log. The log will document completed repairs. A copy of the inspection log shall be kept on-site and presented to the Wisconsin Department of Natural Resources (“WDNR”) upon request, unless otherwise directed in the case closure letter.

Maintenance Activities

If problems are noted during the annual inspections of the cap or at any other time during the year, repairs will be scheduled as soon as practical. Repairs to the cap may include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the potential for 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 overlying the 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 Maintenance Plan unless indicated otherwise by the WDNR or its successor.

If problems are noted during the annual inspections of the vapor mitigation system or at any other time during the year, repairs will be completed as soon as possible to minimize the potential for exposure of building occupants to the subfloor vapors. If fan failure occurs, the fan must be replaced and operation of the vapor mitigation system must continue. If desired at some point in the future, the vapor mitigation system may be able to be converted to a passive vent without a powered fan. Testing to document maintenance of the indoor air quality would be necessary before conversion to a passive system would be permitted.

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

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

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

Amendment or Withdrawal of Maintenance Plan

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

Contact Information

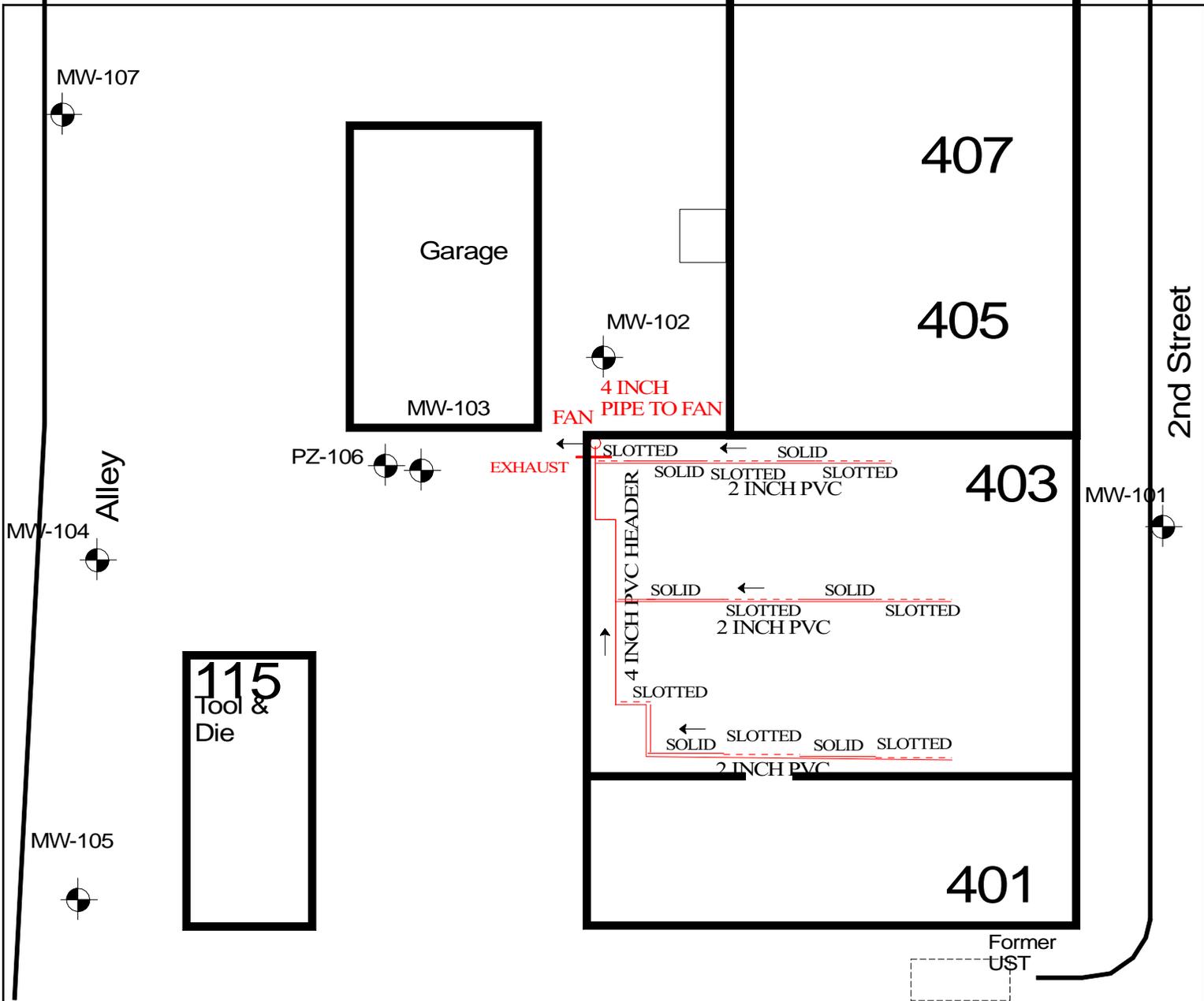
Current as of March 17, 2011

Site Owner: 401 Design Group LLC
918 11th Street
Hudson, WI 54016
715 377-0592
Attn: Mr. and Mrs. Misenko

Consultant: Alpha Terra Science
1237 Pilgrim Road, Plymouth, WI 53073
920/892-2444
Attn: Mr. Kendrick Ebbott

WDNR: Wisconsin Department of Natural Resources
890 Spruce Street
Baldwin, WI 54002
715/ 684-2914
Attn: Mr. Pat Collins, Hydrogeologist, RR Program

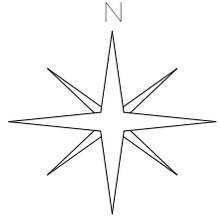
TABLE 4 SUB-SLAB AND INDOOR AIR CHEMISTRY ANALYTICAL RESULTS													
Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI													
Sample ID	Location	Date	PID Reading (ppm)	Laboratory	LAB RESULTS								
					PCE			TCE			Vinyl Chloride		
					(PPMV)	(PPBV)	(ug/m3)	(PPMV)	(PPBV)	(ug/m3)	(PPMV)	(PPBV)	(ug/m3)
PRE-REMEDATION TEST RESULTS: 2006, 2007													
INDOOR AIR	Basement, 1st Floor, 2nd Floor Sampled, unknown which samples are from which area												
VP-1	?	Nov 14, 2006	NA	Pace TO-15			22.1			<1.6		<0.74	
VP-2	?	Nov 14, 2006	NA	Pace TO-15			5670			<29.5		<13.9	
VP-3	?	Nov 14, 2006	NA	Pace TO-15			1670			<14.7		<7.0	
SUB-SLAB RESULTS													
VP-A	Spook Room	Nov 7, 2007	0.0	Microseeps	0.300	300	2037	0.012	12	66	<1.000	<1000	<2700
VP-B	Press Room East	Nov 7, 2007	2.2	Microseeps	2.300	2300	15617	0.011	11	61	<1.000	<1000	<2700
VP-C	Press Room by Door	Nov 7, 2007	0.0	Microseeps	1.100	1100	7469	0.012	12	66	<1.000	<1000	<2700
VP-D	Boiler Room	Nov 7, 2007	0.0	Microseeps	0.380	380	2580	<0.010	<10	<55	<1.000	<1000	<2700
VP-E	By Freezer	Nov 7, 2007	0.0	Microseeps	<0.010	<10	<67.9	<0.010	<10	<55	<1.000	<1000	<2700
VP-F	115 Commercial Building; Machine Shop	Nov 7, 2007	0.0	Microseeps	0.200	200	1358	<0.010	<10	<55	<1.000	<1000	<2700
INTERIM SUBSLAB EXCAVATION AND INSTALLATION OF SUBSLAB VAPOR MITIGATION SYSTEM: FEBRUARY 2008													
POST-REMEDATION INDOOR AIR RESULTS													
Basement Studio*	Basement Glassblower Studio (location of soil excavation and subslab mitigation system)	Aug 20, 2009	0.0	Pace TO-15	NA	3.9	28.4	NA	0.76	4.38	NA	<0.68	<1.87
Basement Studio+		June 1, 2010	NA	Pace TO-15	NA	NA	7.2	NA	NA	1.8	NA	NA	<0.45
Basement Studio +		September 9, 2010	NA	Pace TO-15	NA	NA	3.3	NA	NA	30.2	NA	NA	<0.36
Gallery 1st Floor	First Floor Gallery near former DCM	Aug 21, 2009	0.0	Pace TO-15	NA	1.6	11.6	NA	<0.70	<4.0	NA	<0.68	<1.87
2nd Floor Office	Reception Area, 2nd Floor Offices	Aug 21, 2009	0.0	Pace TO-15	NA	1.9	13.8	NA	<0.70	<4.0	NA	<0.68	<1.87
115 Commercial	Machine Shop Tenant Space at 115 Commercial	Aug 20, 2009	0.0	Pace TO-15	NA	1.6	11.6	NA	0.74	4.27	NA	<0.68	<1.87
Basement 405 Pizza	Building to North in Basement Kitchen	Aug 21, 2009	0.0	Pace TO-15	NA	<0.70	<5.10	NA	<0.70	<4.0	NA	<0.68	<1.87
Ambient Air	Roof of 115 Commercial Building	Aug 20 - 21, 2009	0.0	Pace TO-15	NA	<0.70	<5.10	NA	<0.70	<4.0	NA	<0.68	<1.87
COMPARATIVE STANDARDS													
Commercial Indoor Air Inhalation Exposure Limit Concentration - WDNR / WDHFS							21			61			28
Commercial Sub-Slab Air Inhalation Exposure Limit Concentration - WDNR / WDHFS							210			610			280
Notes: ND : No Detection													
PPMV : Parts per million volume													
PPBV : Parts per billion volume													
ug/m3 : Microgram per cubic meter													
* Sampled prior to additional sealing of exhaust fan													
+ Sampled after seal exhaust fan duct work with tape, and with glass furnace and intake air system operating													



LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL

SUB-SLAB VAPOR EXTRACTION PIPING



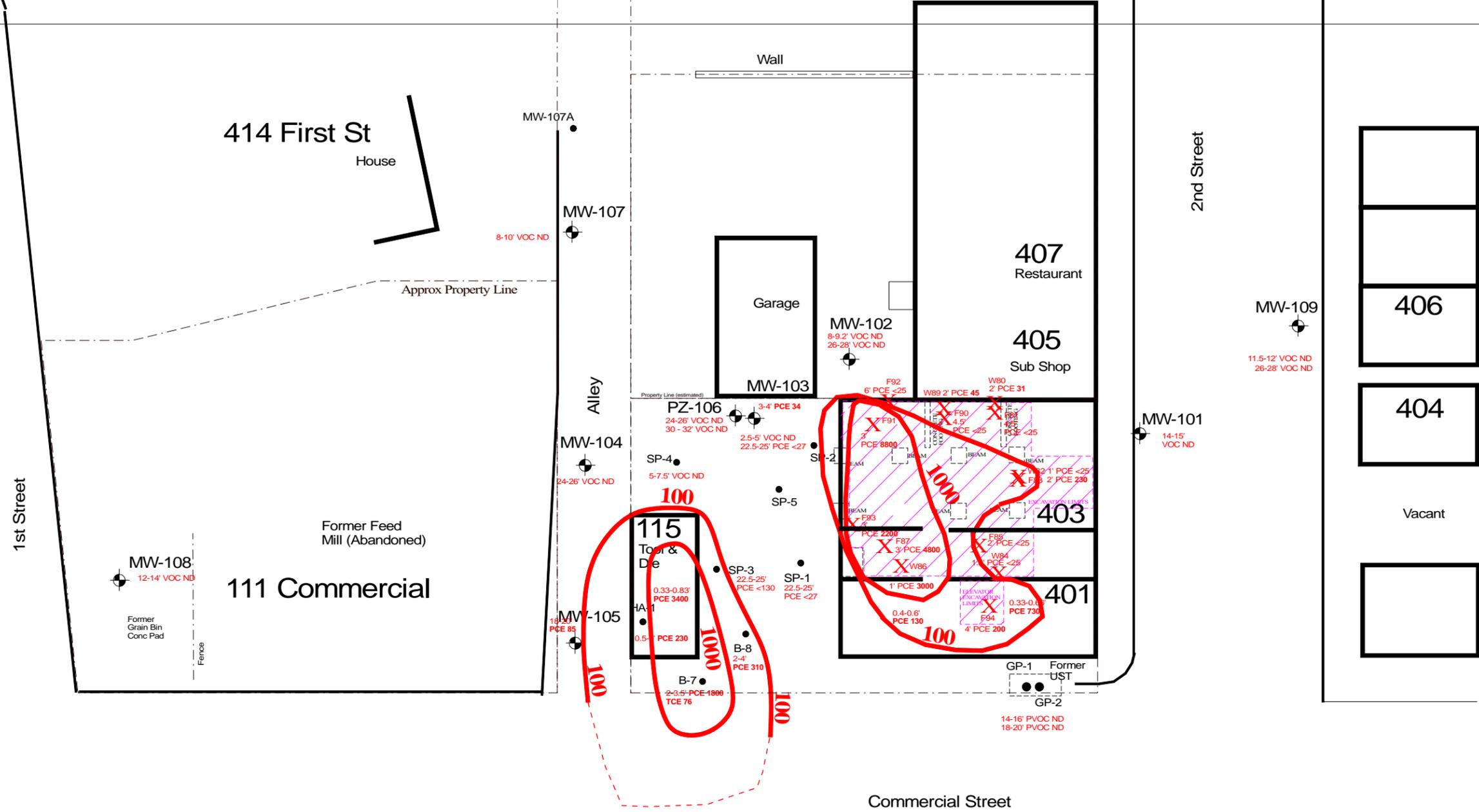
Commercial Street

Former USTs Removed 1992 (Clean)

Approximate Scale 1" = 20'

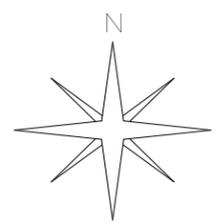
TITLE: VAPOR MITIGATION SYSTEM LAYOUT					
SITE: Former Creamery Facility 401/403 2nd Street				DATE 10/30/09	FILE CODE MKTG/Hudson/basemap.skf
REV	DATE	DESCRIPTION	APPVD	DRAWN BY KAE	FIGURE 8
		DERF Investigation			

St Croix River
150' West



LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL
- X F92 6' PCE <25 SOIL SAMPLE FROM EXCAVATION PERIMETER (FEB 2008)
- 0.25 - 0.75' Soil Sample Depth
- PCE 8700** Tetrachloroethene (ug/kg)
- TCE 91** Trichloroethene (ug/kg)
- VOC ND Volatile Organic Compounds Not Detected
- PVOC ND Petroleum VOCs Not Detected
- BOLD:** Concentration exceeds leach to groundwater standard
- 100** Line of Equal Concentration PCE in Soil (Dashed where Inferred) (ug/kg)
- EXCAVATION LIMITS UNDER BUILDING (FEB 2008)



Approximate Scale 1" = 30'



TITLE: SOIL CHEMISTRY VOCs					
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE 3/17/11	FILE CODE wide view site layout.skf
		DERF Investigation		DRAWN BY KAE	FIGURE 5

St Croix River
150' West

1st Street

414 First St

House

MW-107A

MW-107

Approx Property Line

Wall

Garage

MW-102

407
Restaurant

405
Sub Shop

2nd Street

MW-109

406

404

Vacant

MW-108

Former
Grain Bin
Conc Pad

111 Commercial

Former Feed
Mill (Abandoned)

MW-104

MW-105

18 - 20'
Pb 1.4

Alley

PZ-106
24 - 26'
Pb 2.2

SP-4

MW-103

3 - 4'
Pb 4.5

SP-2

8 - 9.2'
Pb 4.0

6' Pb 2.7 F92

2' Pb 8.2 W80

2' Pb 3.8

4.5' Pb 1.6

115
Tool &
Die

VP-F

0.33-0.83'
Pb 230

A-1

0.5-1'
Pb 310*

SP-5

0 - 2.5'
Pb 70*

SP-3

SP-1

2.5-5' Pb 170

B-8

2 - 4'
Pb 20

B-7

2 - 3.5'
Pb 69

3' Pb 5400*

F91

4.5' Pb 2.2

F90

W82 1' Pb 2.4

F83 2' Pb 12

F87 3' Pb 88

F85 2' Pb 10

W84 1.5' Pb 5.4

W86

1' Pb 820*

VP-D

0.4-0.6'
Pb 90

F94

4' Pb 88

VP-E

401

GP-1 Former
UST

GP-2

Commercial Street

Former
USTs
Removed
1992
(Clean)

LEGEND

● HA-1 Soil Boring

⊕ MW-3 MONITORING WELL

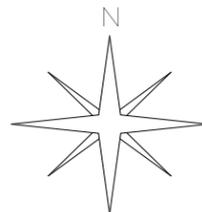
▲ VP-F SOIL / VAPOR PROBE

250 Line of Equal Concentration
Lead in Soil (Dashed where
Inferred) (mg/kg)

2.5-5' Pb 170 Soil Sample Depth
Lead (mg/kg)

* **BOLD** Exceeds WDNR Potential Site Specific Soil
Residual Contaminant Level of 250 ppm for a Non-Industrial Site

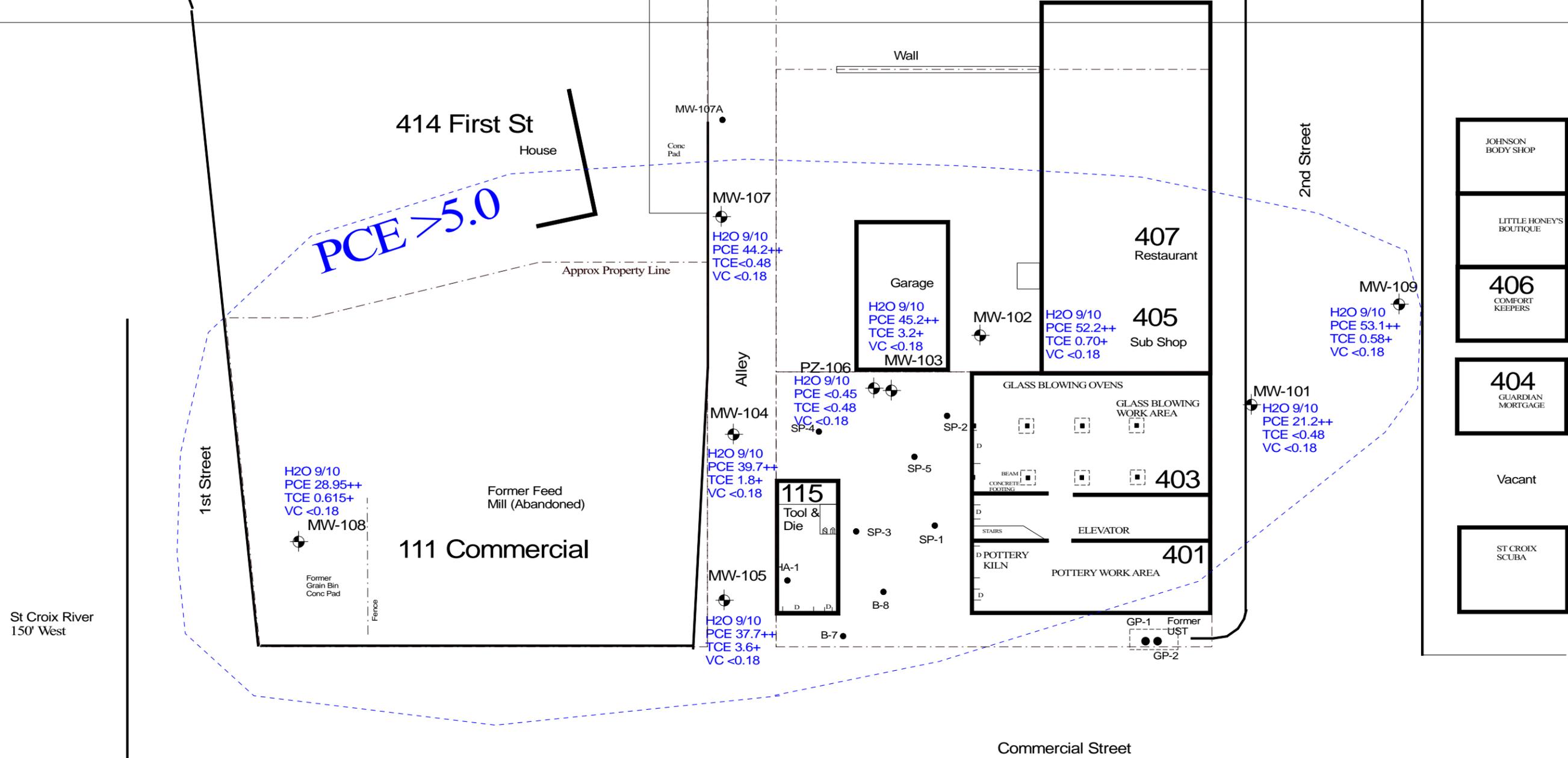
EXCAVATION LIMITS
UNDER BUILDING
(FEB 2008)



Approximate Scale 1" = 30'



TITLE: SOIL CHEMISTRY: LEAD					
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE 3/17/11	FILE CODE wide view site layout.skf
		DERF Investigation		DRAWN BY KAE	FIGURE 5A



LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL

	SAMPLE DATE	GROUNDWATER CHEMISTRY (ug/l)
H2O 9/10		Tetrachloroethene
PCE 13.1++		Trichloroethene
TCE <0.48		Vinyl Chloride
VC <0.18		

++ Exceeds Enforcement Standard
+ Exceeds Preventive Action Limit Standard



Approximate Scale 1" = 30'

TITLE: GROUNDWATER CHEMISTRY RESULTS: SEPTEMBER 9, 2010			
SITE: Former Creamery Facility 401/403 2nd Street			
DATE	FILE CODE	DATE	FILE CODE
11/19/10	wide view site layout.skf	11/19/10	wide view site layout.skf
REV	DATE	DESCRIPTION	APPVD
		DERF Investigation	
DRAWN BY		FIGURE 6	
KAE			

St Croix River
150' West

1st Street

414 First St

House

MW-107A

MW-107

Approx Property Line

Wall

Garage

MW-102

407
Restaurant

405
Sub Shop

2nd Street

MW-109

406

404

Vacant

Alley

MW-104

115

Tool &
Die
BUILDING
CAP
(CONC.
FLOOR)

MW-105

PZ-106

ASPHALT
CAP

BUILDING CAP
(CONCRETE FLOOR)

403

BUILDING CAP
(CONCRETE FLOOR)

401

Former
UST

MW-108

Former
Grain Bin
Conc Pad

111 Commercial

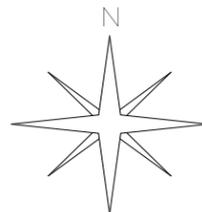
Former Feed
Mill (Abandoned)

Fence

Commercial Street

Former
USTs
Removed
1992
(Clean)

LEGEND



Approximate Scale 1" = 30'



TITLE: CAP LOCATION				 ALPHA TERRA SCIENCE				
SITE: Former Creamery Facility 401/403 2nd Street								
DATE	FILE CODE	REV		DATE	DESCRIPTION	APPVD	DATE	FILE CODE
3/17/11	wide view site layout.skf				DERF Investigation		3/17/11	wide view site layout.skf
DRAWN BY	FIGURE 9							
KAE								

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED



868118

KATHLEEN H. WALSH
REGISTER OF DEEDS
ST. CROIX CO., WI
RECEIVED FOR RECORD
02/01/2008 09:30AM
TRUSTEES DEED
EXEMPT #
REC FEE: 11.00
TRANS FEE: 1950.00
PAGES: 1

Document Number

Document Name

THIS DEED, made between Timothy P. Bauernfeind and Mary Jo Ducklow, as co-trustees of the John J. Bauernfeind and Bertelle C. Bauernfeind Revocable Trust Dated March 16, 1999 as Trustee of John J. Bauernfeind and Bertelle C. Bauernfeind Revocable Trust Dated March 16, 1999

("Grantor," whether one or more), and 401 Design Group, LLC, a Wisconsin Limited Liability Company

("Grantee," whether one or more). Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in St. Croix County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The East 76-11/12 feet of Lot 9; the S 1/2 of Lot 10, EXCEPT 36 feet off the West end thereof; and that part of the N 1/2 of Lot 10 conveyed to Klund Dairy Incorporated by the party wall agreement and deeds dated September 5, 1950 and recorded in the Office of the Register of Deeds for St. Croix County, Wisconsin, in Volume 295, Page 552, all in Block "H" of the Plat of Willow River, now a part of the City of Hudson; together with the rights and benefits, and subject to the provisions of the said party wall agreement and deeds.

AND
The North 6 feet of the West 46 feet of Lot 9 and the South 1/2 of the West 36 feet of Lot 10, all in Block "H", Willow River Addition to the City of Hudson; together with right of ingrese and egrese only across and over an 8 foot strip across the east end of Lot 8, Block "H" of said addition. Subject to recorded conveyance to the City of Hudson for alley purposes.

Abstract.

Recording Area

Name and Return Address

Samuel R. Cari
Heywood, Cari & Anderson, S.C.
816 Dominion Drive, Suite 100
Hudson, WI 54016 *PUAT 2694986*

236-1223-00-000 and 236-1222-00-000
Parcel Identification Number (PIN)

Dated 1/31/08

[Signature] (SEAL) _____ (SEAL)
* Timothy P. Bauernfeind, Co-Trustee *

[Signature] (SEAL) _____ (SEAL)
* Mary Jo Ducklow, Co-Trustee *

AUTHENTICATION

Signature(s) Timothy P. Bauernfeind and Mary Jo Ducklow

authenticated on 1-31-08

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

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
St. Croix COUNTY)

Personally came before me on _____,
the above-named _____
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Heywood, Cari & Anderson, S.C.
816 Dominion Drive, Suite 100, Hudson, WI 54016

* _____
Notary Public, State of Wisconsin
My commission (is permanent) (expires: _____)

(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.

TRUSTEE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 7-2003

*Type name below signatures.

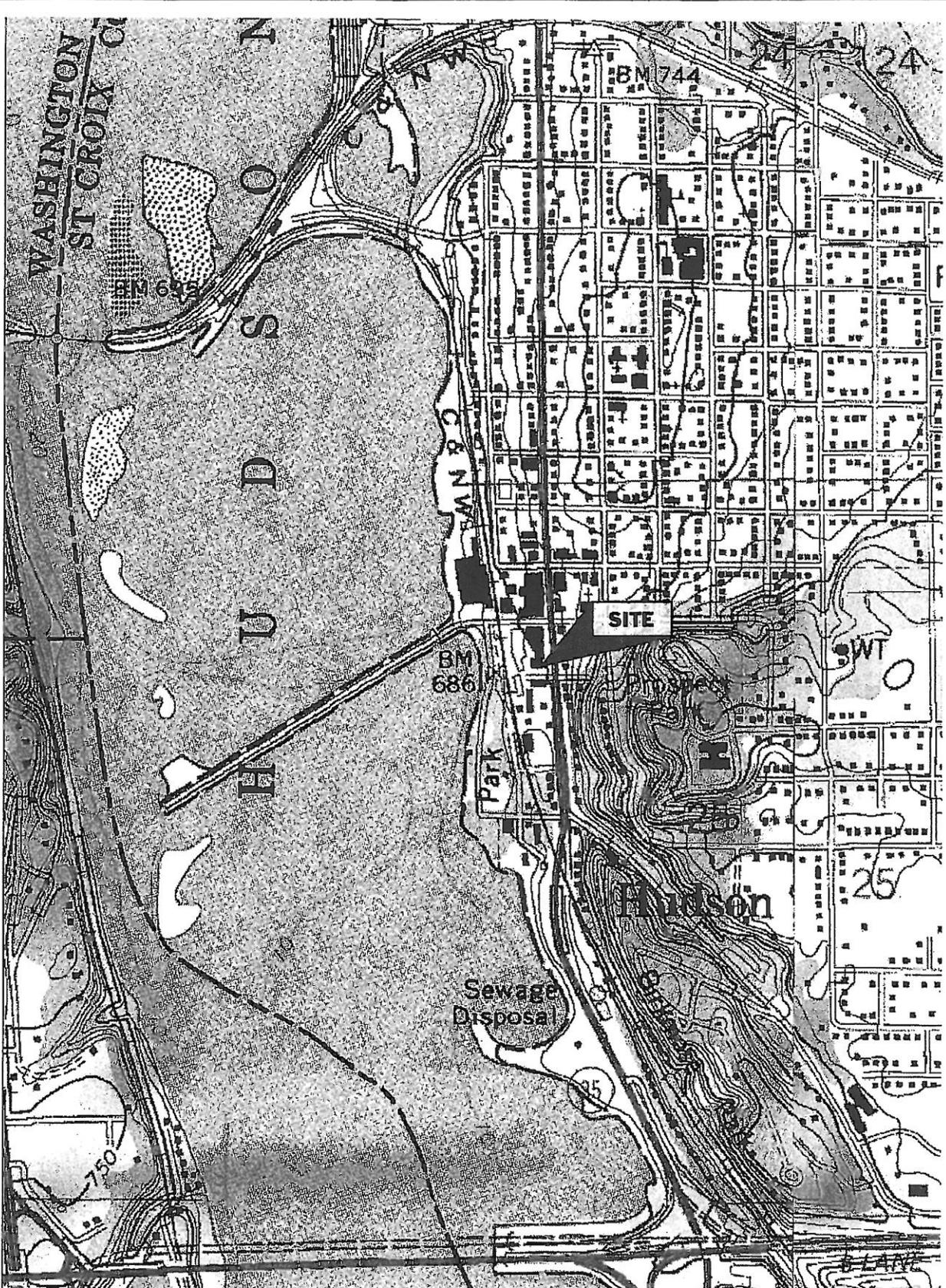
INFO-PRO™ Legal Forms • (800)655-2021 • info@proforms.com

March 18, 2011

As a representative for the responsible party for the soil and groundwater contamination at the Former Creamery Facility, I believe that the attached legal description describes the property that is within, or partially within, the contaminated site boundary.

A handwritten signature in blue ink, appearing to read "Tim Bauernfeind", with a horizontal line underneath the signature.

Mr. Tim Bauernfeind
Bauernfeind Family Trust

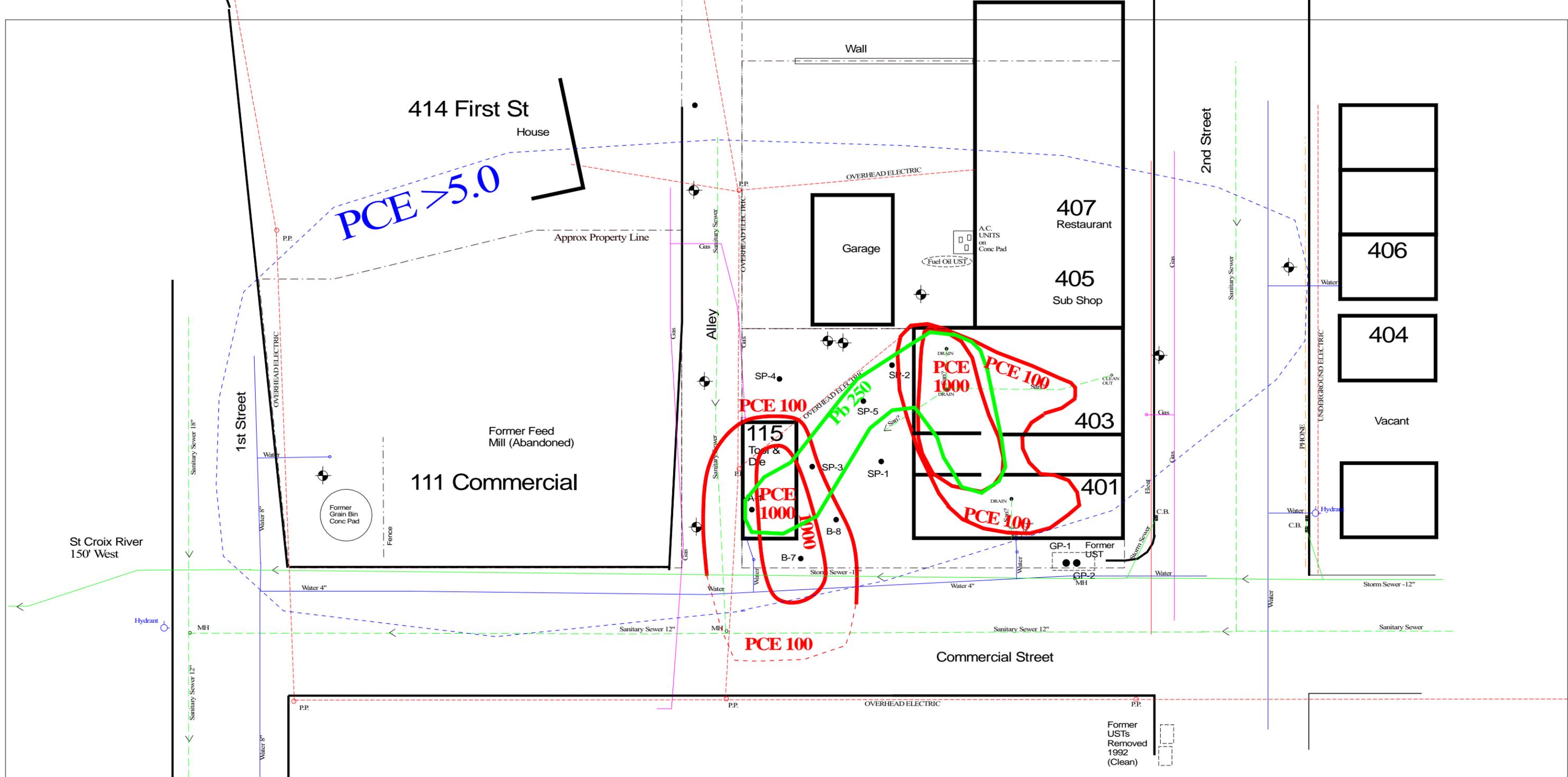


SITE LOCATION AND LOCAL TOPOGRAPHY		
Former Creamery, Hudson, WI		
DATE	DESCRIPTION	APPVD
SCALE: 1" = 1000'		


ALPHA TERRA
 SCIENCE

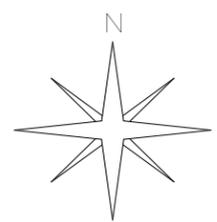
DATE: 8/18/07 DWG #... site location.sxf
 APPROVED: KAE **FIGURE 1**

BASE MAP DeLorme 3-D TopoQuads, 2002, from USGS 7.5' Quad



LEGEND

- SP-1
● HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL
- 250 Line of Equal Concentration Lead in Soil (Dashed where Inferred) (mg/kg)
- 100 Line of Equal Concentration PCE in Soil (Dashed where Inferred) (ug/kg)
- PCE > 5 Line of Equal Concentration PCE (ug/l) in Groundwater 9/9/10 (Dashed where Inferred)

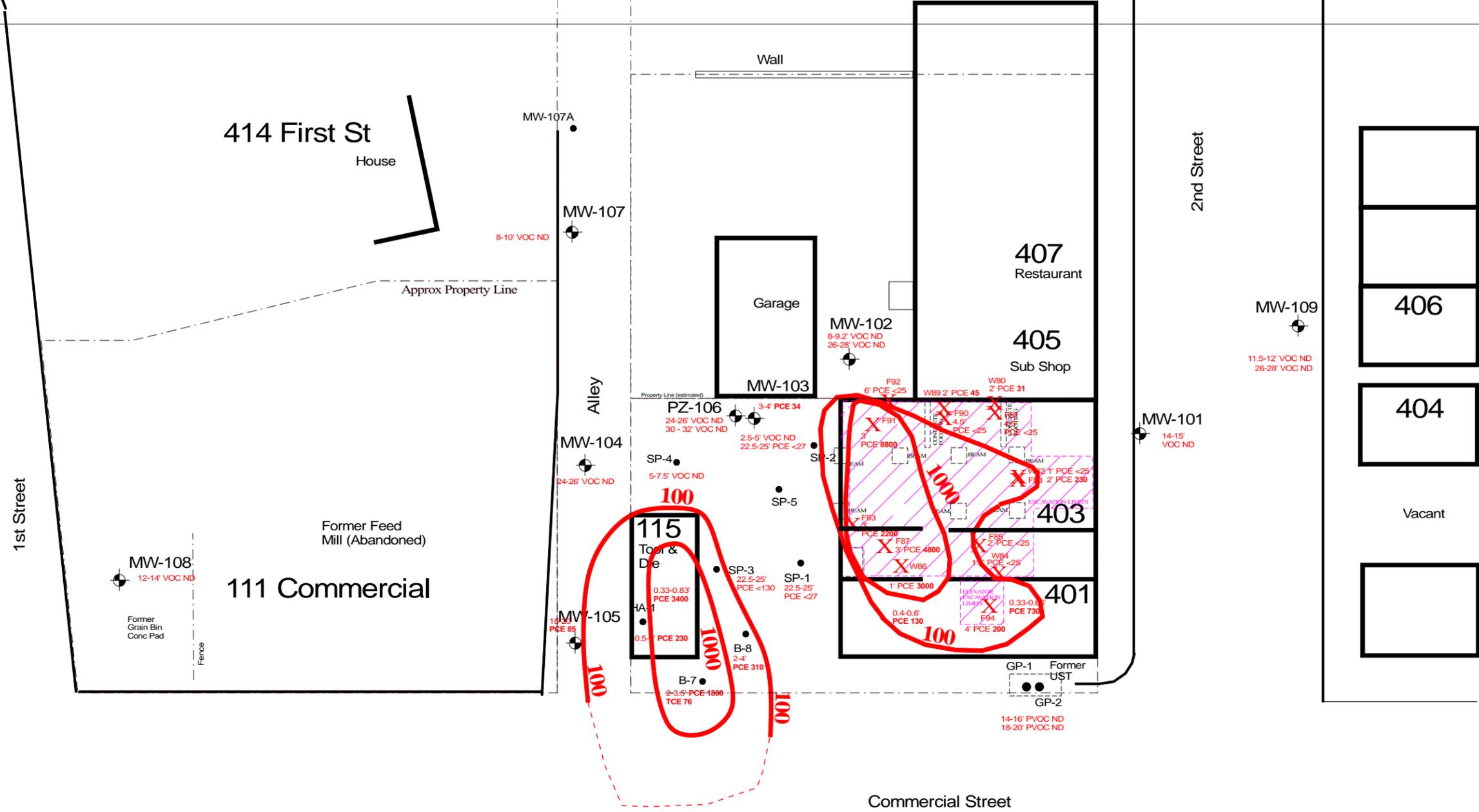


Approximate Scale 1" = 30'



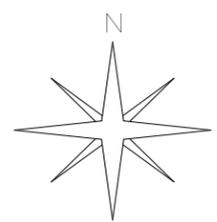
TITLE: SITE LAYOUT AND CONTAMINATION EXTENT					
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE: 3/17/11	FILE CODE: wide view site layout.skf
		DERF Investigation		DRAWN BY: KAE	FIGURE 11

St Croix River
150' West



LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL
- X F92 6' PCE <25 SOIL SAMPLE FROM EXCAVATION PERIMETER (FEB 2008)
- 0.25 - 0.75' Soil Sample Depth
- PCE 8700** Tetrachloroethene (ug/kg)
- TCE 91** Trichloroethene (ug/kg)
- VOC ND Volatile Organic Compounds Not Detected
- PVOC ND Petroleum VOCs Not Detected
- BOLD:** Concentration exceeds leach to groundwater standard
- 100** Line of Equal Concentration PCE in Soil (Dashed where Inferred) (ug/kg)
- ▨ EXCAVATION LIMITS UNDER BUILDING (FEB 2008)



Approximate Scale 1" = 30'



TITLE: SOIL CHEMISTRY VOCs					
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE 3/17/11	FILE CODE wide view site layout.skf
		DERF Investigation		DRAWN BY KAE	FIGURE 5

St Croix River
150' West

1st Street

414 First St

House

MW-107A

MW-107

Approx Property Line

Wall

Garage

MW-102

407
Restaurant

405
Sub Shop

2nd Street

MW-109

406

404

Vacant

MW-108

Former
Grain Bin
Conc Pad

111 Commercial

Former Feed
Mill (Abandoned)

MW-104

MW-105

18 - 20'
Pb 1.4

Alley

PZ-106
24 - 26'
Pb 2.2

SP-4

MW-103

3 - 4'
Pb 4.5

SP-2

8 - 9.2'
Pb 4.0

6' Pb 2.7 F92

2' Pb 8.2 W80

2' Pb 3.8

4.5' Pb 1.6

115
Tool &
Die

VP-F

0.33-0.83'
Pb 230

A-1

0.5-1'
Pb 310*

SP-5

0 - 2.5'
Pb 70*

SP-3

SP-1

2.5-5' Pb 170

B-8

2 - 4'
Pb 20

B-7

2 - 3.5'
Pb 69

3' Pb 5400*

F91

4.5' Pb 2.2

F90

W82 1' Pb 2.4

F83 2' Pb 12

F87 3' Pb 88

F85 2' Pb 10

W84 1.5' Pb 5.4

W86

1' Pb 820*

VP-D

0.4-0.6'
Pb 90

F94

4' Pb 88

VP-E

401

GP-1 Former
UST

GP-2

Commercial Street

Former
USTs
Removed
1992
(Clean)

LEGEND

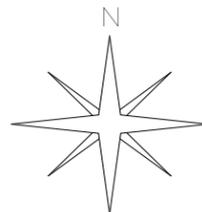
- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL
- ▲ VP-F SOIL / VAPOR PROBE

250 Line of Equal Concentration
Lead in Soil (Dashed where
Inferred) (mg/kg)

2.5-5' Pb 170 Soil Sample Depth
Lead (mg/kg)

* **BOLD** Exceeds WDNR Potential Site Specific Soil
Residual Contaminant Level of 250 ppm for a Non-Industrial Site

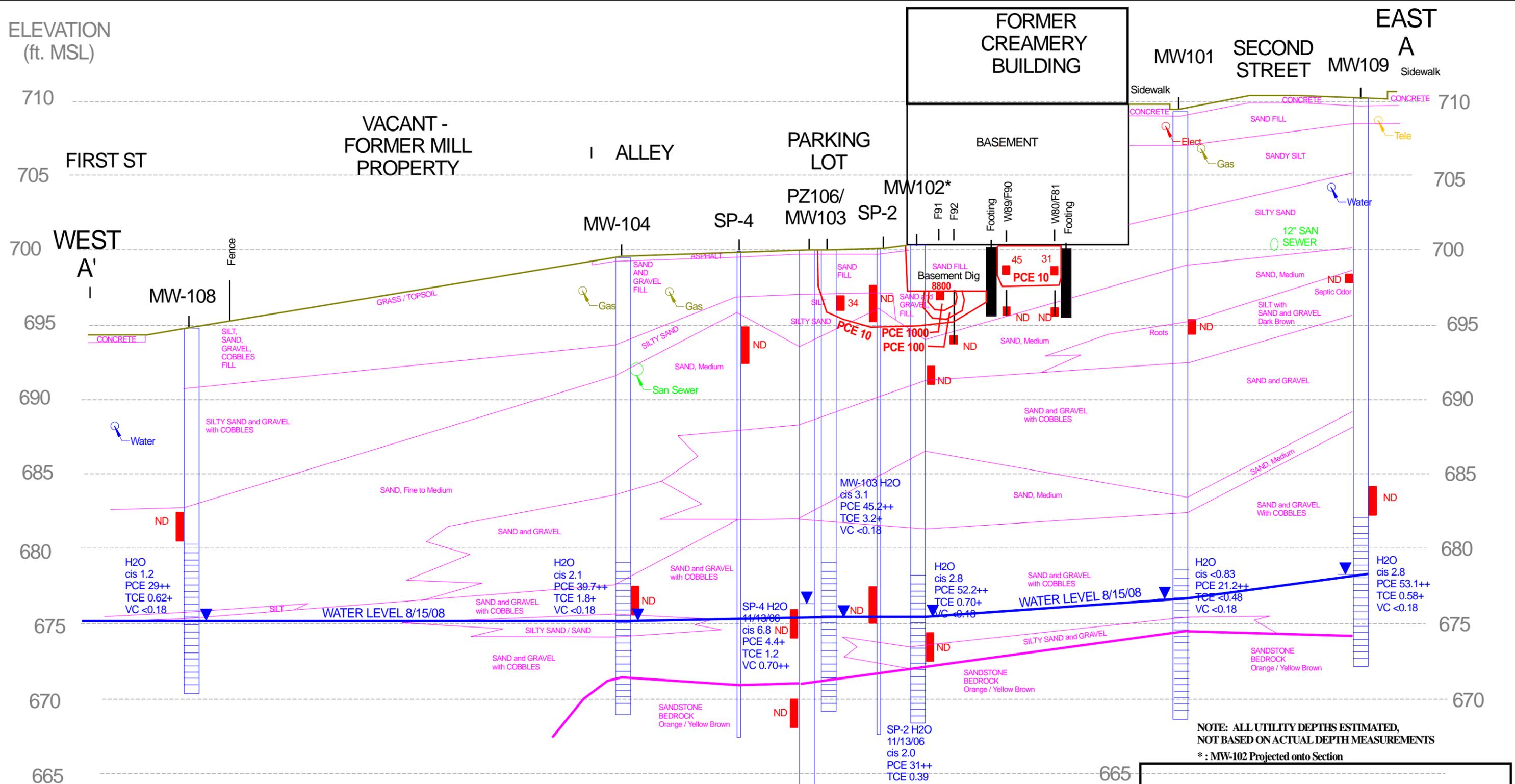
EXCAVATION LIMITS
UNDER BUILDING
(FEB 2008)



Approximate Scale 1" = 30'



TITLE: SOIL CHEMISTRY: LEAD				 ALPHA TERRA SCIENCE	
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE 3/17/11	FILE CODE wide view site layout.skf
		DERF Investigation		DRAWN BY KAE	FIGURE 5A



NOTE: ALL UTILITY DEPTHS ESTIMATED,
NOT BASED ON ACTUAL DEPTH MEASUREMENTS
* : MW-102 Projected onto Section

■	SOIL SAMPLE LOCATION
34	TETRACHLOROETHENE (ug/kg)
ND	ALL VOCs BELOW DETECTION LIMITS
▼	STATIC WATER LEVEL August 15, 2008
~	GEOLOGIC CONTACT (INFERRED)
H2O cis <0.83 PCE <0.45 TCE <0.48 VC <0.18	WATER CHEMISTRY RESULTS Sept 9, 2010 Unless indicated Units ug/l + = Exceeds NR140 PAL ++ = Exceeds NR140 ES
~	ESTIMATED EXTENT SOIL CONCENTRATION OF PCE (ug/kg)

TITLE: **GEOLOGIC CROSS SECTION A-A'**

SITE: **Former Creamery Facility, Hudson, WI**

SCALE: 1"=25'
V 1"=5'

ATS PROJECT NUMBER: BAT 2007-01

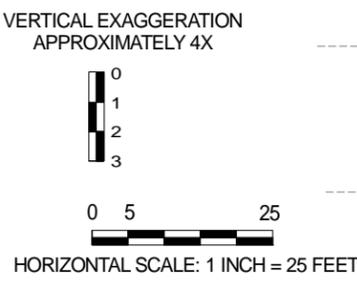
DATE: 3/24/11

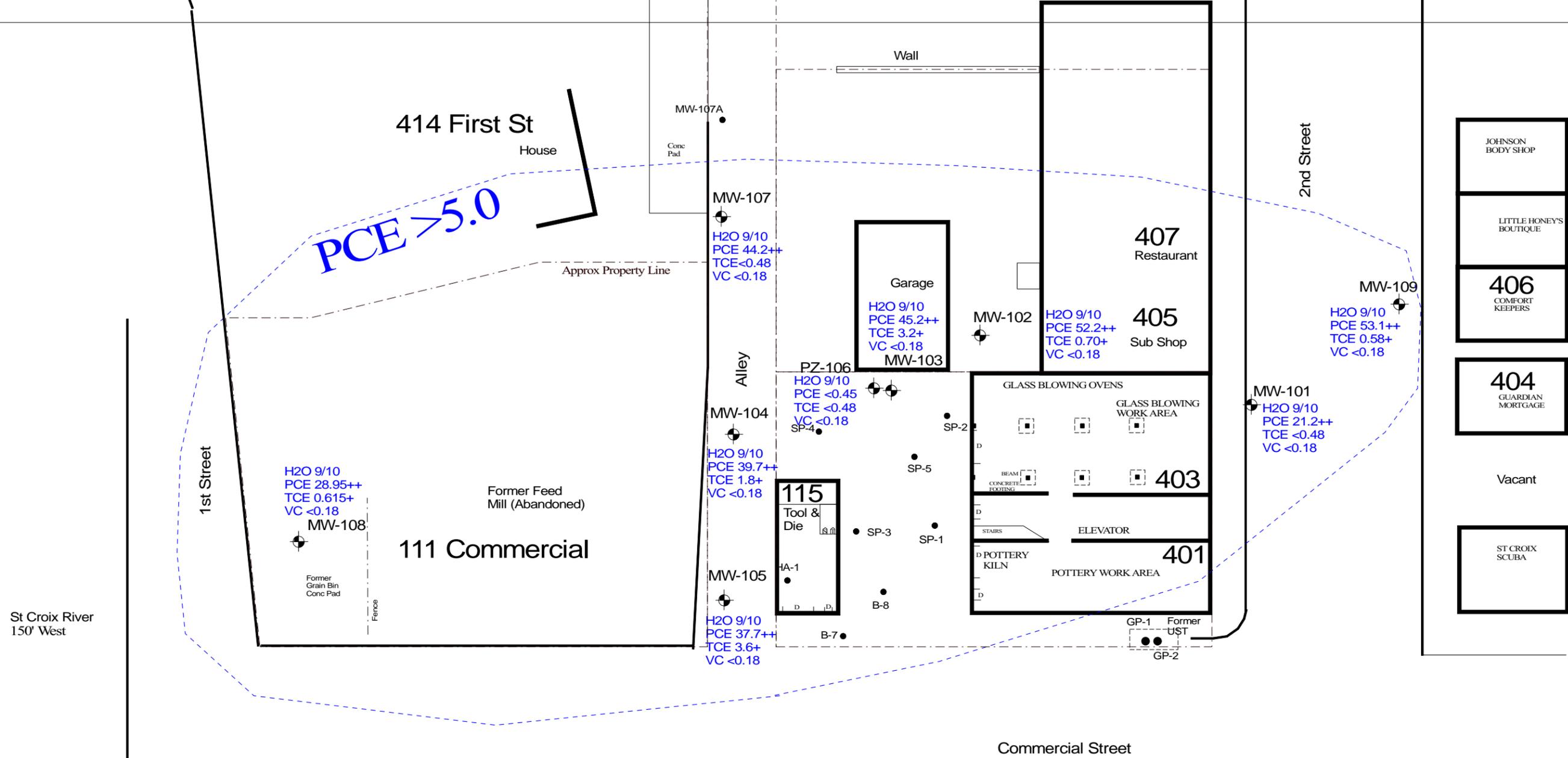
DWG #: wel xsxa-a'

REV: DATE: DESCRIPTION: APPVD: DRAWN BY: KAE

ALPHA TERRA
SCIENCE

FIGURE 3





LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL

	SAMPLE DATE	GROUNDWATER CHEMISTRY (ug/l)
H2O 9/10		Tetrachloroethene
PCE 13.1++		Trichloroethene
TCE <0.48		Vinyl Chloride
VC <0.18		

++ Exceeds Enforcement Standard
+ Exceeds Preventive Action Limit Standard



Approximate Scale 1" = 30'

TITLE: GROUNDWATER CHEMISTRY RESULTS: SEPTEMBER 9, 2010			
SITE: Former Creamery Facility 401/403 2nd Street			
DATE	FILE CODE		
11/19/10	wide view site layout.skf		
DRAWN BY	APPVD	DERF Investigation	
KAE			
		FIGURE 6	

St Croix River
150' West

1st Street

414 First St

House

MW-107A

MW-107

Approx Property Line

Wall

Garage

MW-102

407
Restaurant

405
Sub Shop

2nd Street

MW-109

406

404

Vacant

Alley

MW-104

115

Tool &
Die
BUILDING
CAP
(CONC.
FLOOR)

MW-105

PZ-106

ASPHALT
CAP

BUILDING CAP
(CONCRETE FLOOR)

403

BUILDING CAP
(CONCRETE FLOOR)

401

Former
UST

MW-108

Former
Grain Bin
Conc Pad

111 Commercial

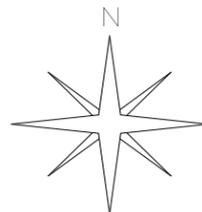
Former Feed
Mill (Abandoned)

Fence

Commercial Street

Former
USTs
Removed
1992
(Clean)

LEGEND



Approximate Scale 1" = 30'



TITLE: CAP LOCATION				 ALPHA TERRA SCIENCE				
SITE: Former Creamery Facility 401/403 2nd Street								
DATE	FILE CODE	REV		DATE	DESCRIPTION	APPVD	DATE	FILE CODE
3/17/11	wide view site layout.skf				DERF Investigation		3/17/11	wide view site layout.skf
DRAWN BY KAE								FIGURE 7

TABLE 2 REMAINING SOIL CHEMISTRY ANALYTICAL RESULTS																	
DETECTED VOC PARAMETERS																	
Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI																	
Sample ID	Depth (feet)	DRO (mg/kg)	PETROLEUM COMPOUNDS (PVOCS)				CHLORINATED VOCS				OTHER VOCS						TOTAL DETECTED VOCS (ug/kg)
			Benzene (ug/kg)	Toluene (ug/kg)	Xylenes (ug/kg)	1,2,4 TMB (ug/kg)	PCE (ug/kg)	TCE (ug/kg)	cis-1,2 DCE (ug/kg)	Vinyl Chloride (ug/kg)	Isopropyl benzene (ug/kg)	Naphthalene (ug/kg)	n-Butyl benzene (ug/kg)	sec-Butyl benzene (ug/kg)	n-Propyl benzene (ug/kg)	Methylene Chloride (ug/kg)	
Samples from Tank Assessment - Nov 2006																	
GP-2	15'	NA	<26	<26	<79	<26	NA	NA	NA	NA	NA	<4.2	NA	NA	NA	NA	0.0
GP-2	19'	NA	<25	<25	<75	<25	NA	NA	NA	NA	NA	<4.3	NA	NA	NA	NA	0.0
SAMPLES FROM INITIAL INVESTIGATION: NOV 2006																	
SP-1	22.5-25'	310	<27	<27	<92	54	<27	<27	<27	<38	<27	<27	310	210	30	<54	604
SP-2	2.5-5'	NA	<27	<27	<92	<27	<27	<27	<38	<27	<27	<27	<27	<27	<27	<54	0.0
SP-2	22.5-25'	67	<27	<27	<92	<27	<27	<27	<38	<27	<27	<27	<27	<27	<27	160	160
SP-3	22.5-25'	5,900	<130	<130	<460	2,300	<130	<130	<130	<190	160	330	1,400	1,000	300	420	5910
SP-4	5-7.5'	<5.3	<29	<29	<98	<29	<29	<29	<40	<29	<29	<29	<29	<29	<29	<58	0.0
HA-1 Subslab 115 Comm Bldg	0.5-1'	NA	<28	54	130	45	230	<28	<28	<39	<28	140	<28	<28	<28	86	685
SAMPLES FROM SITE INVESTIGATION JULY/AUGUST 2007																	
Subslab Investigation Samples																	
VP-D	5" - 7"	NA	<25	<25	<75	<25	130	<25	<25	<25	<25	<25	<40	<25	<25	<25	130
VP-E	4" - 8"	NA	<25	<25	<75	<25	730	<25	<25	<25	<25	<25	<40	<25	<25	<25	730
VP-F 115 Comm Bldg	4" - 10"	NA	<25	<25	<75	27	3,400	<25	<25	<25	<25	200	<40	<25	<25	<25	3627
Outside Borings																	
MW-101	14-15'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-102	8-9.2'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-102	26-28'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-103	3-4'	NA	<25	<25	<75	<25	34	<25	<25	<25	<25	<25	<40	<25	<25	<25	34
MW-104	24-26'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-105	18-20'	NA	<25	<25	<75	<25	85	<25	<25	<25	<25	<25	<40	<25	<25	<25	85
PZ-106	24-26'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
PZ-106	30-32'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
B-7	2-3.5'	NA	<25	<25	<75	<25	1,800	76	<25	<25	<25	<25	<40	<25	<25	<25	1876
B-8	2-4'	NA	<25	<25	<75	<25	310	<25	<25	<25	<25	<25	<40	<25	<25	<25	310
SAMPLES FROM SITE INVESTIGATION APRIL 2008																	
Outside Borings																	
MW-107	8-10'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-108	12-14'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-109	11.5-12'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-109	26-28'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
SUB-SLAB SAMPLES AFTER INTERIM REMEDIAL EXCAVATION: FEB 2007																	
W80 Wall NE Corner	2'	NA	<25	<25	<75	<25	31	<25	<25	<25	<25	<25	<40	<25	<25	<25	31
F81 Below Footing NE	4.5'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
W82 E Pipe E Center	1'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
F83 E Pipe E Center	2'	NA	<25	<25	<75	<25	230	<25	<25	<25	<25	<25	<40	<25	<25	<25	230
W84 SE Corner	1.5'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
F85 SE	2'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
W86 SW Corner	1'	NA	<25	<25	<75	<25	3,000	<25	<25	<25	<25	<25	<40	<25	<25	<25	3000
F87 SW	3'	NA	<25	<25	<75	<25	4,800	<25	<25	<25	<25	<25	<40	<25	<25	<25	4800
F88 Did Not Obtain		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W89 Wall N Center	2'	NA	<25	<25	<75	<25	45	<25	<25	<25	<25	<25	<40	<25	<25	<25	45
F90 Below Footing N	4.5'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
F91 @ Drain in Spook Rm	3'	NA	<25	<25	<75	<25	8,800	100	<25	<25	<25	<25	<40	<25	<25	<25	8900
F92 Below Footing	6'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
F93 NW Corner	3'	NA	<25	<25	<75	<25	2,200	<25	<25	<25	<25	<25	<40	<25	<25	<25	2200
F94 Elevator to SE	4'	NA	<25	<25	<75	<25	200	<25	<25	<25	<25	<25	<40	<25	<25	<25	200
NR 720 Residual Contaminant Levels (potential leach to GW)		100 / 250 **	5.5	1,500	4,100	NS	NS	NS	NS	NS	NS	400	NS	NS	NS	NS	NS
NR 746 Soil Screening Levels (free product potential)		NS	8,500	38,000	42,000	83,000	NS	NS	NS	NS	NS	2,700	NS	NS	NS	NS	NS
NR 746 Direct Contact Levels (top 4')		NS	1,100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
WDNR PUBL 682 GENERIC SOIL RESIDUAL CONTAMINANT LEVELS																	
WDNR RR-682 SSL Inhalation Volatiles Non-Industrial							1,900	850									
WDNR RR-682 SSL Soil Ingestion Non-Industrial							1,230	5,810			20,000						
Generic Migration to Groundwater							4.1	3.7	27	0.13	400						
Notes: Xylenes reported as total of m-, o-, p-xylenes																	
TMB= trimethylbenzenes																	
NS = No standard established																	
BOLD and BOXED indicates exceedance of direct contact soil residual contaminant level.																	
BOLD indicates exceedance of migration to groundwater or NR720 generic soil residual contaminant level																	
* Methylene Chloride likely laboratory contaminant, in trip blank 11 / 06 at 81 ug/kg																	
** : Generic Standard for Soils with Hydraulic Conductivity Greater than 10 ⁶ cm / sec (100), and less than 10 ⁹ (250)																	

TABLE 2A REMAINING SOIL CHEMISTRY
 SOIL ANALYTICAL RESULTS - RCRA METAL PARAMETERS
 Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI

Sample ID	Depth (feet)	Date Sampled	PARAMETERS							
			Arsenic (mg/kg)	Barium (mg/kg)	Cadmium (mg/kg)	Chromium ** (mg/kg)	Lead (mg/kg)	Mercury (mg/kg)	Selenium (mg/kg)	Silver (mg/kg)
NR 720 Residual Contaminant Level for Direct Contact at Industrial Site			1.6	NS	510	NS / 200	500	NS	NS	NS
NR 720 Residual Contaminant Level for Direct Contact at Non-Industrial Site			0.039	NS	8.0	16,000 / 14	50	NS	NS	NS
Potential Site Specific Soil Residual Contaminant Level for Direct Contact at Non-Industrial Site			NA	NA	NA	NA	250	NA	NA	NA
Site Specific Level -Inhalation of Fugitive Dust			1470	1,130,000	3520	NA / 528	NA	679,000	NA	NA
Site Specific Level -Ingestion			3.82	7150	219	1,530,000/ 3070	NA	4.69	5110	1100
Site Specific Level -Inhalation of Volatiles			NA	NA	NA	NA / NA	NA	28	NA	NA
Calculated Site Specific Level Soil Residual Contaminant Level for Protection of Groundwater using EPA Soil Screening Guidance and WDNR Default Parameters			0.0061	120	12	340/ 0.67	NA	0.21	0.31	1.1
Background Levels - WDNR 1980 Memo			2 - 5	NA	0.01 - 7	5 - 200	15 -25	0.01 - 0.5	NA	NA
Background Levels - EPA 1983			1 - 50	100 - 3000	0.01 - 0.7	1 - 1000	2 - 200	0.01 - 0.3	0.1 - 2	0.01 - 5
ANALYTICAL RESULTS										
SAMPLES FROM INITIAL INVESTIGATION: NOV 2006										
SP-1	2.5-5'	11/13/06	<12	96	<0.57	7.7	170	0.54	<23	<0.62
SP-5	0-2.5'	11/13/06	<13	200	1.2	12	670	2.5	<24	<0.65
HA-1 Subslab 115 Comm Bldg	0.5-1'	11/13/06	<12	120	1.7	14	310	1.5	<22	<0.61
SAMPLES FROM SITE INVESTIGATION JULY/AUGUST 2007										
VP-D Subslab	5" - 7"	07/29/07	NA	NA	NA	NA	90	NA	NA	NA
VP-F Subslab 115 Comm Bldg	4" - 10"	07/29/07	NA	NA	NA	NA	230	NA	NA	NA
MW-102	8-9.2'	07/31/07	NA	NA	NA	NA	4.0	NA	NA	NA
MW-103	3-4'	07/31/07	NA	NA	NA	NA	4.5	NA	NA	NA
MW-105	18-20'	08/01/07	NA	NA	NA	NA	1.4	NA	NA	NA
PZ-106	24-26'	07/30/07	NA	NA	NA	NA	2.2	NA	NA	NA
B-7	2-3.5'	08/01/07	NA	NA	NA	NA	69	NA	NA	NA
B-8	2-4'	08/01/07	NA	NA	NA	NA	20	NA	NA	NA
INTERIM RA EXCAVATION FEB 2008										
W80 Wall NE Corner	2'		NA	NA	NA	NA	3.8	NA	NA	NA
F81 Below Footing NE	4.5'		NA	NA	NA	NA	1.6	NA	NA	NA
W82 E Pipe E Center	1'		NA	NA	NA	NA	2.4	NA	NA	NA
F83 E Pipe E Center	2'		NA	NA	NA	NA	12	NA	NA	NA
W84 SE Corner	1.5'		NA	NA	NA	NA	5.4	NA	NA	NA
F85 SE	2'		NA	NA	NA	NA	10	NA	NA	NA
W86 SW Corner	1'		NA	NA	NA	NA	820	NA	NA	NA
F87 SW	3'		NA	NA	NA	NA	750	NA	NA	NA
F88 Did Not Obtain	NA		NA	NA	NA	NA	NA	NA	NA	NA
W89 Wall N Center	2'		NA	NA	NA	NA	8.2	NA	NA	NA
F90 Below Footing N	4.5'		NA	NA	NA	NA	2.2	NA	NA	NA
F91 @ Drain in Spook Rm	3'		NA	NA	NA	NA	5400	NA	NA	NA
F92 Below Footing	6'		NA	NA	NA	NA	2.7	NA	NA	NA
F93 NW Corner	3'		NA	NA	NA	NA	88	NA	NA	NA
F94 Elevator to SE	4'		NA	NA	NA	NA	88	NA	NA	NA

Notes: NS = No standard established

BOXED indicates exceedance of potential site specific soil residual contaminant level - direct contact

BOLD indicates exceedance of generic NR720 Soil Residual Contaminant Level - direct contact

**First number is standard or level for trivalent chromium, second number is for hexavalent chromium.

Analysis was conducted for total chromium.

NA= Not Analyzed or Not Available

WDNR Background Levels in Wisconsin from June 20, 1980 Memorandum from Bob Schaefer

USEPA SW-874 (April 1983) Page 273, Table 6.46 Office of Solid Waste

TABLE 3 GROUNDWATER ANALYTICAL RESULTS

DETECTED VOC PARAMETERS

Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI

Sample ID	Sample Date	Water Elevation (ft msl)	Petroleum VOCs					Sec-Butyl Benzene	Iso propyl benzene	p-Iso propyl toluene	n-propyl benzene	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE VC (ug/l)		Sum of VOCs
			Benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	Naphthalene (ug/l)	Sum of TMB (ug/l)							DCE (ug/l)	VC (ug/l)	
NR 140.10 PAL			0.5	160	400	10	96	NS	NS	NS	NS	0.5	0.5	7	0.02	NS
NR 140.10 ES			5	800	2,000	100	480	NS	NS	NS	NS	5	5	70	0.2	NS
GRAB SAMPLES FROM GEOPROBE BORINGS NOVEMBER 2006: PRE-FEB 2008 REMEDIATION																
SP-1	11/13/2006	NA	0.57	0.60	0.64	3.2	3.0	5.0	0.92	<0.20	1.5	1.7	<0.20	<0.50	<0.20	17.1
SP-2	11/13/2006	NA	<0.20	<0.20	<0.50	<0.25	<0.40	<0.25	<0.20	<0.20	<0.50	31	0.39	2.0	<0.20	33.4
SP-3	11/13/2006	NA	0.44	0.39	1.4	1.0	54.23	9.8	6.1	0.20	10	2.7	0.38	0.71	<0.20	87.4
SP-4	11/13/2006	NA	<0.20	0.37	<0.50	<0.25	<0.40	0.59	<0.20	<0.20	<0.50	4.4	1.2	6.8	0.70	14.1
SAMPLES FROM MONITORING WELLS																
Upgradient Wells																
MW-101	8/1/2007	676.45	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	8.4	<0.48	<0.83	<0.18	8.4
MW-101	11/6/2007	678.72	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	29	0.48	<0.83	<0.18	29.5
Soil Remediation under Building Basement Feb 2008																
MW-101	4/25/2008	679.89	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	19.1	<0.48	<0.83	<0.18	19.1
MW-101	8/15/2008	676.70	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	13.1	<0.48	<0.83	<0.18	13.1
MW-101	8/21/2009	676.62	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	13.1	<0.48	<0.83	<0.18	13.1
MW-101	9/9/2010	677.17	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	21.2	<0.48	<0.83	<0.18	21.2
Soil Remediation under Building Basement Feb 2008																
MW-109	4/25/2008	680.70	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	118	1.8	11	<0.18	130.8
MW-109	8/15/2008	678.35	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	65.7	0.69	3.6	<0.18	70.0
MW-109 Dup.	8/15/2008	678.35	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	65.8	<0.48	3.4	<0.18	69.2
MW-109	8/21/2009	678.07	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	43.3	<0.48	2.6	<0.18	45.9
MW-109 Dup.	8/21/2009	678.07	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	44.6	<0.48	2.6	<0.18	47.2
MW-109	9/9/2010	678.35	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	53.1	0.58	2.8	<0.18	56.5
Side Gradient - Off-Site to North																
MW-102	8/1/2007	673.96	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	47	1.9	3.1	<0.18	52.0
MW-102	11/6/2007	677.60	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	36	1.2	1.8	<0.18	39.0
MW-102 Dup.	11/6/2007	677.60	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	33	1.3	1.6	<0.18	35.9
Soil Remediation under Building Basement Feb 2008																
MW-102	4/25/2008	679.49	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	71.3	1.8	5.2	<0.18	78.3
MW-102 Dup.	4/25/2008	679.49	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	71.5	1.9	5.2	<0.18	78.6
MW-102	8/15/2008	675.47	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	54.1	1.2	2.1	<0.18	57.4
MW-102	8/21/2009	675.46	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	52.1	0.82	2.2	<0.18	55.1
MW-102	9/9/2010	676.10	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	52.2	0.70	2.8	<0.18	55.7
Soil Remediation under Building Basement Feb 2008																
MW-107	4/25/2008	679.60	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	32.5	<0.48	0.84	<0.18	33.3
MW-107	8/15/2008	675.27	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	71.9	0.68	4.5	<0.18	77.1
MW-107	8/21/2009	675.31	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	36.4	<0.48	1.7	<0.18	38.1
MW-107	9/9/2010	676.00	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	44.2	<0.48	2.4	<0.18	46.6

TABLE 3 GROUNDWATER ANALYTICAL RESULTS
DETECTED VOC PARAMETERS
Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI

Sample ID	Sample Date	Water Elevation (ft msl)	Petroleum VOCs					Sum of TMB (ug/l)	Sec-Butyl Benzene	Iso propyl benzene	p-Iso propyl toluene	n-propyl benzene	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	VC (ug/l)	Sum of VOCs
			Benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	Naphthalene (ug/l)											
NR 140.10 PAL			0.5	160	400	10	96	NS	NS	NS	NS	0.5	0.5	7	0.02	NS	
NR 140.10 ES			5	800	2,000	100	480	NS	NS	NS	NS	5	5	70	0.2	NS	
Downgradient Wells																	
MW-103	8/1/2007	675.12	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	10	9	14	1.2	34.2	
MW-103 Dup	8/1/2007	675.12	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	10	8.9	14	1.4	34.3	
MW-103	11/6/2007	677.52	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	11	1.5	1.6	<0.18	14.1	
Soil Remediation under Building Basement Feb 2008																	
MW-103	4/25/2008	679.56	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	30.9	2.4	4.8	<0.18	38.1	
MW-103	8/15/2008	675.46	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	29.3	4.8	3.5	<0.18	37.6	
MW-103	8/21/2009	675.46	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	19.9	7.1	7.4	<0.18	34.4	
MW-103	9/9/2010	676.10	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	45.2	3.2	3.1	<0.18	51.5	
MW-104	8/1/2007	674.90	1.1	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	5.7	0.86	2.2	1.1	11.0	
MW-104	11/6/2007	677.51	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	39	2.3	3.8	<0.18	45.1	
Soil Remediation under Building Basement Feb 2008																	
MW-104	4/25/2008	679.58	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	20.2	2.7	2.6	0.51	26.0	
MW-104	8/15/2008	675.27	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	15.0	2.0	<0.19	<0.18	17.0	
MW-104	8/21/2009	675.30	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	9.9	2.1	1.7	<0.18	13.7	
MW-104	9/9/2010	676.04	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	39.7	1.8	2.1	<0.18	43.6	
MW-105	8/1/2007	675.00	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	3.9	6.4	<0.83	0.85	11.2	
MW-105	11/6/2007	677.51	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	6.4	3.7	5.0	0.80	15.9	
Soil Remediation under Building Basement Feb 2008																	
MW-105	4/25/2008	679.60	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	3.9	4.0	6.9	0.34	15.1	
MW-105	8/15/2008	675.35	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	7.4	5.9	4.6	<0.18	17.9	
MW-105	8/21/2009	675.37	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	3.4	5.8	5.8	<0.18	15.0	
MW-105	9/9/2010	676.08	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	37.7	3.6	2.9	<0.18	44.2	
PZ-106	8/1/2007	676.18	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
PZ-106	11/6/2007	678.47	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Soil Remediation under Building Basement Feb 2008																	
PZ-106	4/25/2008	680.24	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
PZ-106	8/15/2008	676.42	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
PZ-106	8/21/2009	676.40	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
PZ-106	9/9/2010	677.10	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Soil Remediation under Building Basement Feb 2008																	
MW-108	4/25/2008	679.62	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	64.8	0.82	2.3	<0.18	67.9	
MW-108	8/15/2008	675.27	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	77.1	0.91	4.4	<0.18	82.4	
MW-108	8/21/2009	675.32	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	58.6	0.77	3.1	<0.18	62.5	
MW-108	9/9/2010	675.97	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	28.6	0.65	1.2	<0.18	30.5	
MW-108 Dup	9/9/2010	675.97	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	29.3	0.58	1.2	<0.18	31.1	
Trip Blank	8/1/2007	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	11/6/2007	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	4/25/2008	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	8/15/2008	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	8/21/2009	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	9/9/2010	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	

Notes: PCE = Tetrachloroethene TCA = Trichloroethane VC = Vinyl Chloride
TCE = Trichloroethene DCE = Dichloroethene
Xylenes reported as total of m-, o-, p-xylenes
TMB reported as total of 1,2,4- and 1,3,5-trimethylbenzene
NA= Not analyzed for parameter
BOLD and Boxed value indicates exceedance of NR 140.10 Enforcement Standard (ES)
BOLD value exceeds NR 140 Preventive Action Limit (PAL)

TABLE 1
GROUNDWATER ELEVATION DATA
Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI

Well Identification	MW-101	MW-102	MW-103	MW-104
Top of Casing Elevation (ft MSL)	708.92	699.77	699.48	699.27
Ground Surface Elevation (ft. MSL)	709.36	700.45	699.98	699.62
Total Depth (ft below riser lip)	40.33	31.42	30.30	30.35
Elevation Well Base (ft MSL)	668.59	668.35	669.18	668.92

Well Identification	MW-105	PZ-106	MW-107	MW-108	MW-109
Top of Casing Elevation (ft MSL)	698.14	699.48	699.685	694.60	710.00
Ground Surface Elevation (ft. MSL)	698.42	699.96	699.945	694.83	710.20
Total Depth (ft below riser lip)	30.38	46.85	29.50	24.27	37.85
Elevation Well Base (ft MSL)	667.76	652.63	670.19	670.33	672.15

Sample Date	MW-101		MW-102		MW-103	
	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl.)
8/1/2007	32.47	676.45	25.81	673.96	24.36	675.12
8/29/2007	32.19	676.73	24.26	675.51	23.98	675.50
11/5/2007	30.02	678.90	21.98	677.79	21.78	677.70
11/6/2007	30.20	678.72	22.17	677.60	21.96	677.52
4/23/2008	29.40	679.52	20.72	679.05	20.31	679.17
4/25/2008	29.03	679.89	20.28	679.49	19.92	679.56
8/15/2008	32.22	676.70	24.30	675.47	24.02	675.46
8/20/2009	32.30	676.62	24.31	675.46	24.02	675.46
6/1/2010	31.09	677.83	22.93	676.84	22.69	676.79
9/8/2010	31.76	677.16	23.64	676.13	23.33	676.15
9/9/2010	31.75	677.17	23.67	676.10	23.38	676.10

Sample Date	MW-104		MW-105		PZ-106	
	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl.)
8/1/2007	24.37	674.90	23.14	675.00	23.30	676.18
8/29/2007	23.93	675.34	22.71	675.43	22.99	676.49
11/5/2007	21.57	677.70	20.44	677.70	20.86	678.62
11/6/2007	21.76	677.51	20.63	677.51	21.01	678.47
4/23/2008	20.06	679.21	18.92	679.22	19.63	679.85
4/25/2008	19.69	679.58	18.54	679.60	19.24	680.24
8/15/2008	24.00	675.27	22.79	675.35	23.06	676.42
8/20/2009	23.97	675.30	22.77	675.37	23.08	676.40
6/1/2010	21.34	677.93	22.50	675.64	21.82	677.67
9/8/2010	23.21	676.06	22.02	676.12	22.42	677.06
9/9/2010	23.23	676.04	22.06	676.08	22.38	677.10

Sample Date	MW-107		MW-108		MW-109	
	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl)	Depth to Water (ft below PVC Lip)	Groundwater Elev. (ft msl.)
4/25/2008	20.09	679.60	14.98	679.62	29.30	680.70
8/15/2008	24.42	675.27	19.33	675.27	31.65	678.35
8/20/2009	24.38	675.31	19.28	675.32	31.93	678.07
6/1/2010	23.03	676.66	17.98	676.62	31.07	678.93
9/8/2010	23.71	675.98	18.60	676.00	31.67	678.33
9/9/2010	23.69	676.00	18.63	675.97	31.65	678.35

NA: Not Analyzed

ft msl: feet above mean sea level

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="405-407-409 2nd Street, Hudson"/>	<input type="text" value="236-1224-00-000"/>	<input type="text" value="302592"/>	<input type="text" value="503763"/>
<input type="text" value="B"/>	<input type="text" value="111 Commercial Street, Hudson"/>	<input type="text" value="236-1221-00-000"/>	<input type="text" value="302557"/>	<input type="text" value="503746"/>
<input type="text" value="C"/>	<input type="text" value="414 1st Street, Hudson"/>	<input type="text" value="236-1220-00-000"/>	<input type="text" value="302555"/>	<input type="text" value="503773"/>
<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"/>

March 27, 2011

Mr. and Mrs. Misenko
401 Design Group LLC.
918 11th Street
Hudson, WI 54016

**RE: Soil and Groundwater GIS Registry Requirement for Parcel # 236-1223-00-000,
located at 401 2nd Street and 115 Commercial Street, Hudson, WI**

Dear Mr. and Mr. Misenko:

As you know, soil and groundwater contamination appears to have originated on your property located at the Former Creamery Facility (former drycleaner) at 401 – 403 2nd Street / 115 Commercial Street, Hudson, WI. The levels of tetrachloroethene and lead contamination in soil and tetrachloroethene contamination in groundwater on your property exceed the residual contaminant levels for soil, and the groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code (Figures 5 & 5A, Figure 6).

However, the environmental consultants who have investigated the soil and groundwater chemistry at this site since 2007 have informed me that the soil is not a risk if left in place, and the 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 Department of Natural Resources (DNR) 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.

The source of the contamination is on your property. The closure letter from the DNR will require that soil excavated from the property be properly evaluated and treated per applicable laws. As part of the closure, and there will be a maintenance requirement for the property owner to inspect and repair the existing buildings and asphalt traffic areas. A copy of the maintenance document is attached, and includes annual inspection and repair, if needed, to prevent exposure of the remaining contaminated soil to precipitation and direct human contact.

In addition, indoor air has been tested from both buildings for tetrachloroethene and related breakdown products. The results indicate the indoor air is not above levels that pose a risk to human health via inhalation in the 115 Commercial Street building. Indoor air concentrations in the basement of the 401 / 403 2nd Street building initially exceeded levels that pose a theoretical risk for health concerns. A powered fan connected to piping installed beneath the basement floor has been operating, and contaminant concentrations in the basement indoor air have dropped below levels of concern. Historic test results that support closure are shown on Table 4. As part of the closure response from the DNR, the building owner will be required to inspect and operate

the subfloor vapor mitigation system fan. Vapor mitigation system operation can cease if it can be demonstrated tetrachloroethene and related degradation products are no longer elevated in the basement air.

DNR 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 and/or to express your questions and concerns to the DNR regarding the status of the case closure. If you would like to submit any information to the Department that is relevant to this closure request, you should mail that information to: Mr. Pat Collins, WDNR Baldwin Service Center, 890 Spruce Street, Baldwin, WI 54002 or call him at 715-684-2914 Ext.117.

If this case is closed, your property, and all properties within the site boundaries where groundwater contamination exceeds the Chapter NR 140 groundwater enforcement standards will be listed on the Wisconsin Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. Three off-site properties to the west, northwest, and north, as well as the right of way beneath 2nd Street, Commercial Street, and the alley will need to be added to the GIS registry. 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.

In addition, your property will be listed on the GIS registry to indicate the presence of soil contamination. 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.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property in the vicinity of the contamination, 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 call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water Program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards. Special well construction techniques may require installation of casing below a targeted depth, or other methods.

Once DNR 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 www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

401 Design Group LLC

March 27, 2011

If you need more information, you may contact me at (763) 557-9643, my consultant, Mr. Ken Ebbott of Alpha Terra Science at (920) 892-2444, or you may contact Mr. Pat Collins of the DNR at 715-684-2914 Ext.117.

Sincerely,



Mr. Tim Bauernfeind, Bauernfeind Family Trust

Attachments: Figure 5: Soil Chemistry VOCs
Figure 5A: Soil Chemistry Lead
Figure 6: Groundwater Chemistry Results: September 9, 2010
Table 4: Sub-Slab and Indoor Air Chemistry Analytical Results
Draft Maintenance Plan
Legal Description of Property

Cc: Mr. Pat Collins, DNR via e-mail
Mr. Ken Ebbott, Alpha Terra Science via e-mail

Legal Description of Property

Parcel #: **236-1223-00-000**

Address: **401 2nd Street / 115 Commercial Street, Hudson, WI**

Plat: **Willow River 236/1859, Block H**

Legal Description:

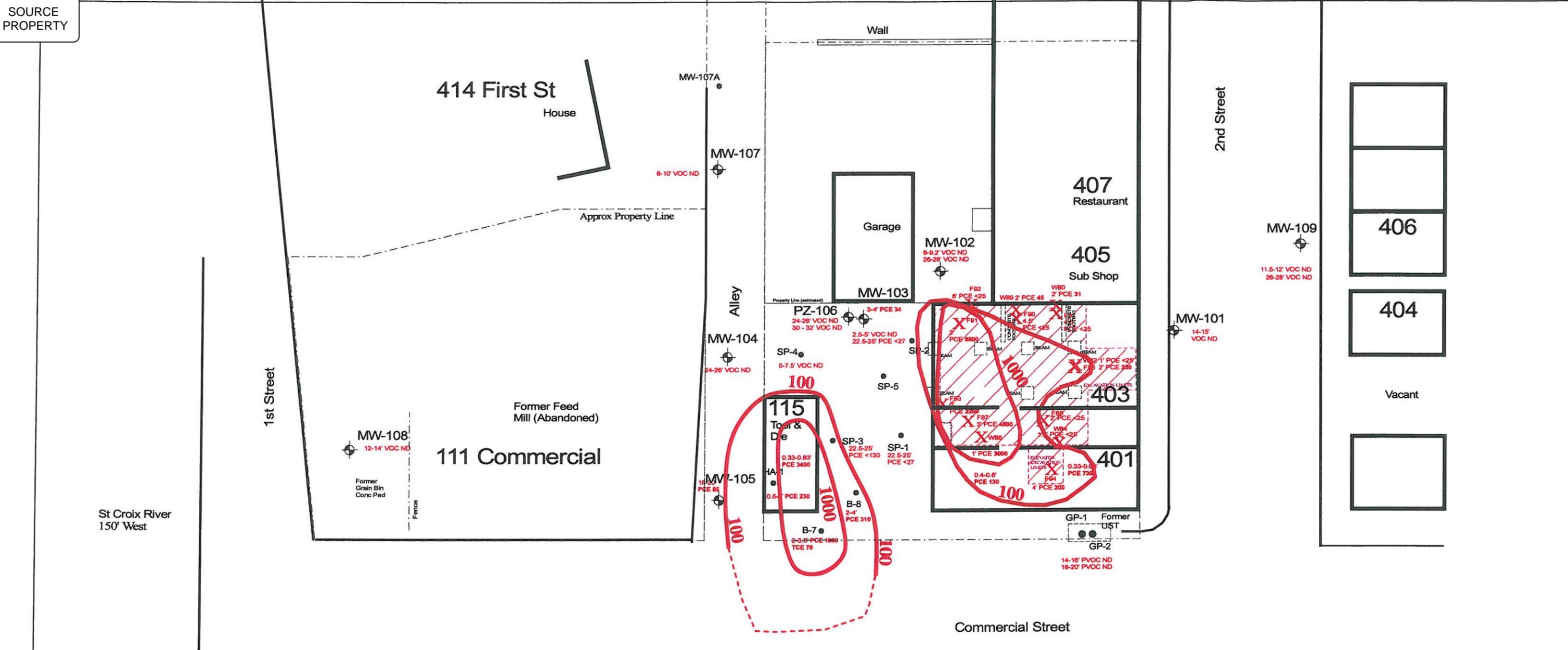
The East 76 11/12 feet of Lot 9; the 2 ½ of Lot 10, EXCEPT 36 feet off the West end thereof; and that part of the N ½ of Lot 10 conveyed to Klund Dairy incorporated by the party wall agreement and deeds dated September 5, 1950 and recorded in the office of the Register of Deeds for St. Croix County, Wisconsin, in Volume 295, Page 552, all in Block "H" of the Plat of Willow River, now a part of the City of Hudson; together with the rights and benefits, and subject to the provisions of the said party wall agreement and deeds.

AND

The North 6 feet of the West 46 feet of Lot 9 and the South 1.2 of the West 36 feet of Lot 10, all in Block "H", Willow River Addition to the City of Hudson; together with right of ingress and egress only across and over an 8 foot strip across the east end of Lot 8, Block "H" of said addition. Subject to recorded conveyance to the City of Hudson for alley purposes.

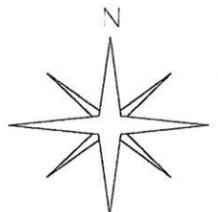
TABLE 4 SUB-SLAB AND INDOOR AIR CHEMISTRY ANALYTICAL RESULTS													
Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI													
Sample ID	Location	Date	PID Reading (ppm)	Laboratory	LAB RESULTS								
					PCE			TCE			Vinyl Chloride		
					(PPMV)	(PPBV)	(ug/m3)	(PPMV)	(PPBV)	(ug/m3)	(PPMV)	(PPBV)	(ug/m3)
PRE-REMEDATION TEST RESULTS: 2006, 2007													
INDOOR AIR													
	Basement, 1st Floor, 2nd Floor Sampled, unknown which samples are from which area												
VP-1	?	Nov 14, 2006	NA	Pace TO-15			22.1			<1.6			<0.74
VP-2	?	Nov 14, 2006	NA	Pace TO-15			5670			<29.5			<13.9
VP-3	?	Nov 14, 2006	NA	Pace TO-15			1670			<14.7			<7.0
SUB-SLAB RESULTS													
VP-A	Spook Room	Nov 7, 2007	0.0	Microseeps	0.300	300	2037	0.012	12	66	<1.000	<1000	<2700
VP-B	Press Room East	Nov 7, 2007	2.2	Microseeps	2.300	2300	15617	0.011	11	81	<1.000	<1000	<2700
VP-C	Press Room by Door	Nov 7, 2007	0.0	Microseeps	1.100	1100	7469	0.012	12	66	<1.000	<1000	<2700
VP-D	Boiler Room	Nov 7, 2007	0.0	Microseeps	0.380	380	2580	<0.010	<10	<55	<1.000	<1000	<2700
VP-E	By Freezer	Nov 7, 2007	0.0	Microseeps	<0.010	<10	<67.9	<0.010	<10	<55	<1.000	<1000	<2700
VP-F	115 Commercial Building: Machine Shop	Nov 7, 2007	0.0	Microseeps	0.200	200	1358	<0.010	<10	<55	<1.000	<1000	<2700
INTERIM SUBSLAB EXCAVATION AND INSTALLATION OF SUBSLAB VAPOR MITIGATION SYSTEM: FEBRUARY 2008													
POST-REMEDATION INDOOR AIR RESULTS													
Basement Studio*	Basement Glassblower Studio (location of soil excavation and subslab mitigation system)	Aug 20, 2009	0.0	Pace TO-15	NA	3.9	28.4	NA	0.76	4.38	NA	<0.68	<1.87
Basement Studio+		June 1, 2010	NA	Pace TO-15	NA	NA	7.2	NA	NA	1.8	NA	NA	<0.45
Basement Studio +		September 9, 2010	NA	Pace TO-15	NA	NA	3.3	NA	NA	30.2	NA	NA	<0.36
Gallery 1st Floor	First Floor Gallery near former DCM	Aug 21, 2009	0.0	Pace TO-15	NA	1.6	11.6	NA	<0.70	<4.0	NA	<0.68	<1.87
2nd Floor Office	Reception Area, 2nd Floor Offices	Aug 21, 2009	0.0	Pace TO-15	NA	1.9	13.8	NA	<0.70	<4.0	NA	<0.68	<1.87
115 Commercial	Machine Shop Tenant Space at 115 Commercial	Aug 20, 2009	0.0	Pace TO-15	NA	1.6	11.6	NA	0.74	4.27	NA	<0.68	<1.87
Basement 405 Pizza	Building to North In Basement Kitchen	Aug 21, 2009	0.0	Pace TO-15	NA	<0.70	<5.10	NA	<0.70	<4.0	NA	<0.68	<1.87
Ambient Air	Roof of 115 Commercial Building	Aug 20 - 21, 2009	0.0	Pace TO-15	NA	<0.70	<5.10	NA	<0.70	<4.0	NA	<0.68	<1.87
COMPARATIVE STANDARDS													
Commercial Indoor Air Inhalation Exposure Limit Concentration - WDNR / WDHFS							21			61			28
Commercial Sub-Slab Air Inhalation Exposure Limit Concentration - WDNR / WDHFS							210			610			280
Notes: ND : No Detection													
PPMV : Parts per million volume													
PPBV : Parts per billion volume													
ug/m3 : Microgram per cubic meter													
* Sampled prior to additional sealing of exhaust fan													
+ Sampled after seal exhaust fan duct work with tape, and with glass furnace and intake air system operating													

SOURCE PROPERTY



LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL
- X F02 6" PCE <25 SOIL SAMPLE FROM EXCAVATION PERIMETER (FEB 2008)
- 0.25 - 0.75' Soil Sample Depth
- PCE 8700 Tetrachloroethene (ug/kg)
- TCE 91 Trichloroethene (ug/kg)
- VOC ND Volatile Organic Compounds Not Detected
- PVOC ND Petroleum VOCs Not Detected
- BOLD:** Concentration exceeds leach to groundwater standard
- 100** Line of Equal Concentration PCE in Soil (Dashed where Inferred) (ug/kg)
- EXCAVATION LIMITS UNDER BUILDING (FEB 2008)

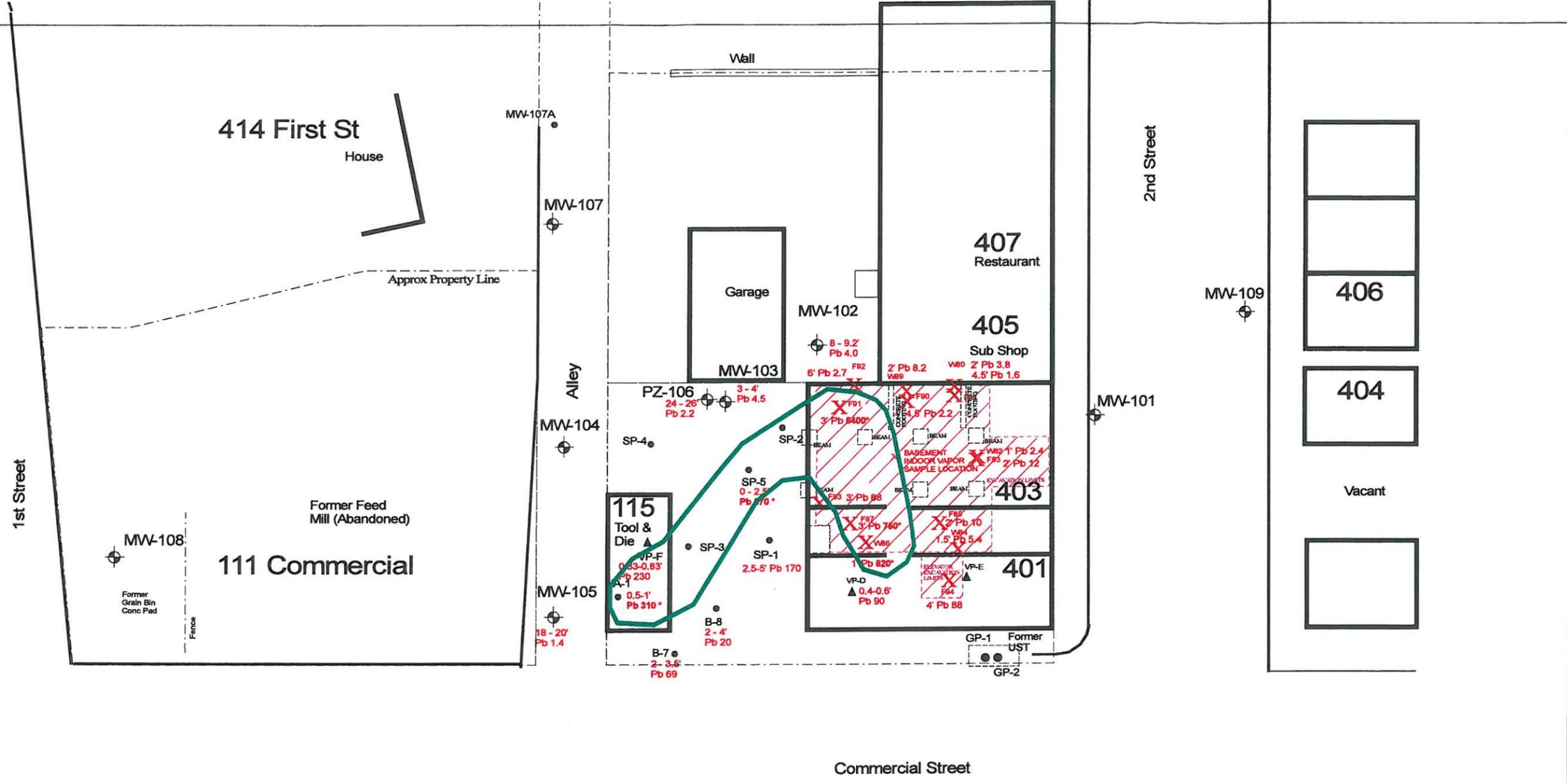


Approximate Scale 1" = 30'

TITLE: SOIL CHEMISTRY VOCs					
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE 3/17/11	FILE CODE wide view site layout.skf
		DERF Investigation		DRAWN BY KAE	FIGURE 5

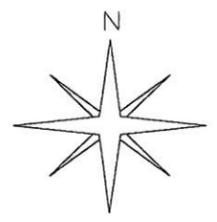
Former USTs Removed 1992 (Clean)

SOURCE PROPERTY



LEGEND

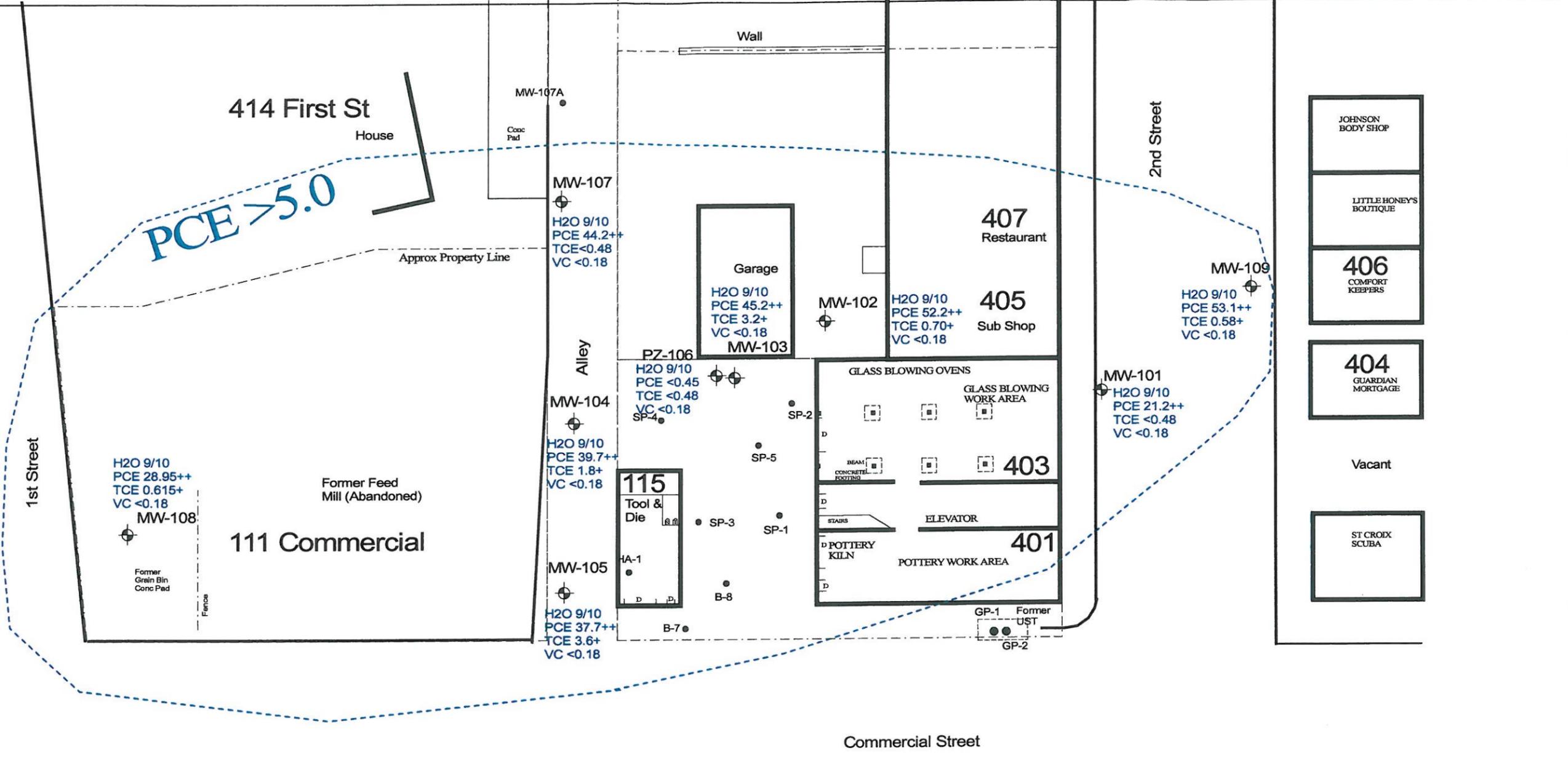
- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL
- ▲ VP-F SOIL / VAPOR PROBE
- 250** Line of Equal Concentration Lead in Soil (Dashed where Inferred) (mg/kg)
- 2.5-5' Pb 170 Soil Sample Depth Lead (mg/kg)
- * **BOLD** Exceeds WDNR Potential Site Specific Soil Residual Contaminant Level of 250 ppm for a Non-Industrial Site
- ▨ EXCAVATION LIMITS UNDER BUILDING (FEB 2008)



Approximate Scale 1" = 30'

TITLE: SOIL CHEMISTRY: LEAD					
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE 3/17/11	FILE CODE wide view site layout.skf
		DERF Investigation		DRAWN BY KAE	FIGURE 5A

SOURCE PROPERTY



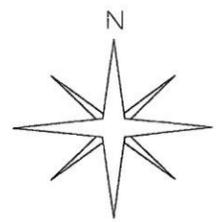
- JOHNSON BODY SHOP
- LITTLE HONEY'S BOUTIQUE
- 406 COMFORT KEEPERS
- 404 GUARDIAN MORTGAGE
- Vacant
- ST CROIX SCUBA

LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL

SAMPLE DATE
H2O 9/10 GROUNDWATER CHEMISTRY (ug/l)
PCE 13.1++ Tetrachloroethene
TCE <0.48 Trichloroethene
VC <0.18 Vinyl Chloride

++ Exceeds Enforcement Standard
+ Exceeds Preventive Action Limit Standard



Approximate Scale 1" = 30'

TITLE: GROUNDWATER CHEMISTRY RESULTS: SEPTEMBER 9, 2010					
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE	FILE CODE
		DERF Investigation		11/19/10	wide view site layout.skf
				DRAWN BY	FIGURE 6
				KAE	

March 17, 2011

Mr. Dan Takkunen
Pane Vino LLC
857 Daisy Circle
Hudson, WI 54016

RE: Groundwater GIS Registry Requirement for Parcel # 236-1224-00-000, located at 405 – 407 – 409 2nd Street, Hudson, WI

Dear Mr. Takkunen:

Groundwater contamination that appears to have originated on the property located at the Former Creamery Facility (former drycleaner) at 401 – 403 2nd Street, Hudson, WI has migrated onto the southwest corner of your property at 405 – 407 – 409 2nd Street, Hudson, WI. The levels of tetrachloroethene contamination in groundwater from your property at monitoring well MW-102 and in the alley west of your property at MW-107 exceed the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code (Figure 6).

However, the environmental consultants who have investigated the groundwater chemistry at this site since 2007 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 Department of Natural Resources (DNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this 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. For further information on the requirements of section 292.13, Wisconsin Statutes, you may 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*, by accessing the following web address:
<http://dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

DNR 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 that is relevant to this closure request, you should mail that information to: Mr. Pat Collins, WDNR Baldwin Service Center, 890 Spruce Street, Baldwin, WI 54002 or call him at 715-684-2914 Ext.117.

Pane Vino LLC

March 17, 2011

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds the Chapter NR 140 groundwater enforcement standards will be listed on the Wisconsin 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.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property in the vicinity of the contamination, 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 call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water Program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards. Special well construction techniques may require installation of casing below a targeted depth, or other methods.

Once DNR 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 www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (763) 557-9643, my consultant, Mr. Ken Ebbott of Alpha Terra Science at (920) 892-2444, or you may contact Mr. Pat Collins of the DNR at 715-684-2914 Ext.117.

Sincerely,



Mr. Tim Bauernfeind, Bauernfeind Family Trust

Attachments: Figure 6: Groundwater Chemistry Results: September 9, 2010
Legal Description of Property

Cc: Mr. Pat Collins, DNR via e-mail
Mr. Ken Ebbott, Alpha Terra Science via e-mail

Legal Description of Property

Parcel #: 236-1224-00-000

Address: 405 – 407 – 409 2nd Street, Hudson, WI

Plat: Willow River 236/1859

Legal Description:

The N $\frac{1}{2}$ of Lot 10, Lot 11 and the S $\frac{1}{2}$ of Lot 12, all in Block "H", Willow River Addition to the City of Hudson and subject to the Party Wall Agreement now of record and on file in the office of the Register of Deeds for St. Croix County, Wisconsin EXCEPT for that portion thereof (of the S $\frac{1}{2}$ of Lot 12) conveyed in Volume 595, page 93, as document number 357388, Register of Deeds for St. Croix County, Wisconsin.

EXCEPT for that portion of Lot 10 included in the following description:

Commencing at the center of the East line of said Lot 10, Block "H", thence North along said East line 12 inches more or less, to the center of the Party Wall as same is now located; thence Westerly and at right angles to Second Street, in a horizontal line drawn through the center and along the length of said Party Wall to the point of intersection thereof with the center line which divides the N $\frac{1}{2}$ of said Lot 10, from the S $\frac{1}{2}$ thereof, and which line is parallel with the North and South lines of said Lot; thence Easterly along said center line to the East line of said Lot 10, to the place of beginning.

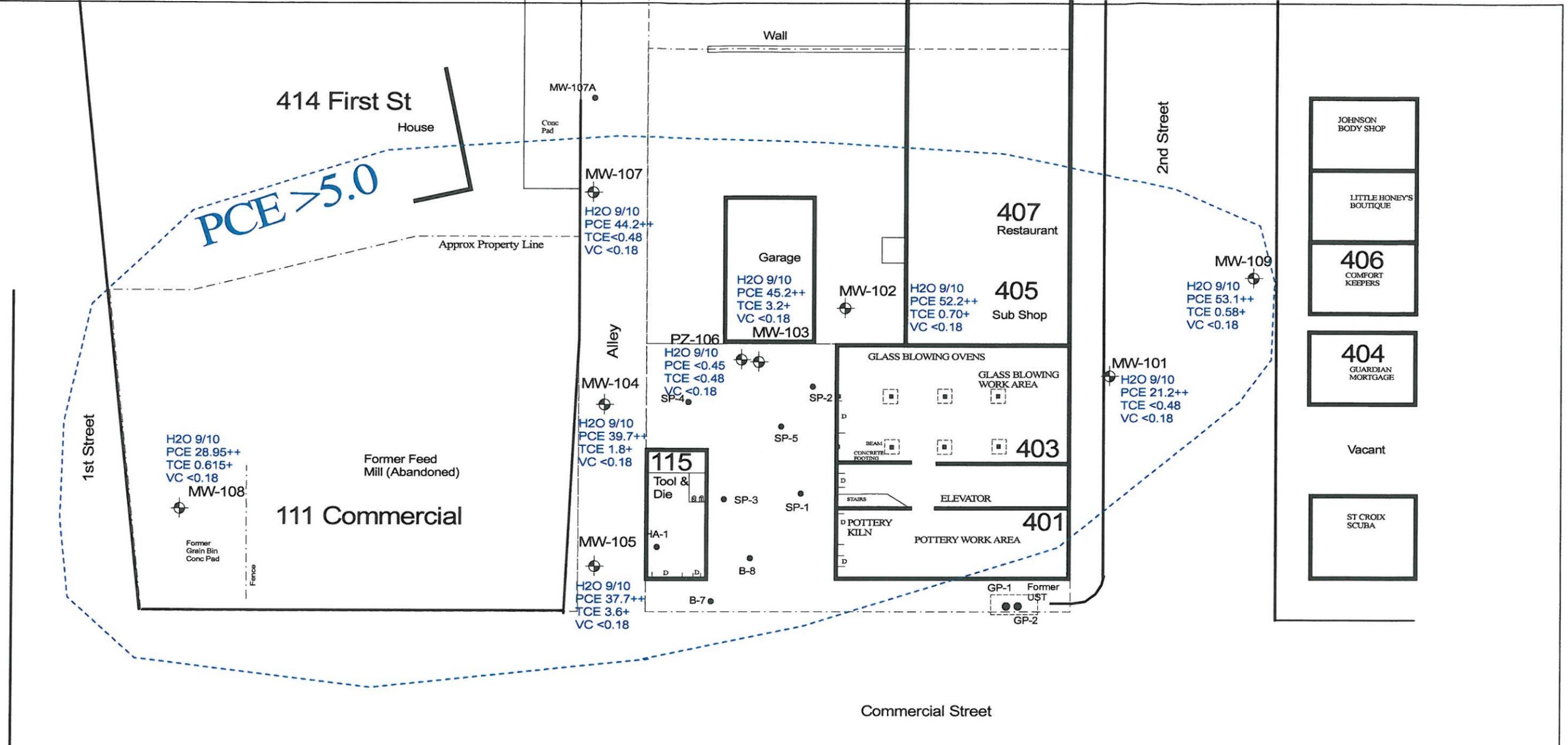
But to include that portion of the S $\frac{1}{2}$ of Lot 10 described as:

Beginning on the center line of said Lot 10, referred to above, where the center of said Party Wall, running, East and West and at right angles to Second Street, intersects same; which point of intersection is the point of commencement of this description; thence continuing Westerly along the horizontal line drawn through the center and along the length of said Party Wall, and thence extending Westerly on the extension of said line to the West line of that part of the S $\frac{1}{2}$ of said Lot 10; thence Northerly to the center line of said Lot 10; thence Easterly along said center line to the point of the commencement of this description.

But also to include that portion of the N $\frac{1}{2}$ of Lot 12 included in the following description:

Commencing at a point on the East line of Lot 12, Block "H", of the Plat of Willow River, now part of the City of Hudson, which point is 20 feet South of the Northeast corner of said lot and 7 feet North of the present North wall of the former Farm and Electric Supply Corp. building; thence Westerly at right angles to Second Street and parallel with said wall to the point of intersection with the center line which divides the N $\frac{1}{2}$ of said lot from the S $\frac{1}{2}$ thereof, and which line is parallel with the North line and South line of said lot; thence Easterly along said center line to the East line of said lot; thence Northerly to the place of beginning.

OFF-SOURCE
A
PROPERTY

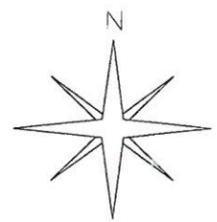


LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL

H2O 9/10	SAMPLE DATE
PCE 13.1++	GROUNDWATER CHEMISTRY (ug/l)
TCE <0.48	Tetrachloroethene
VC <0.18	Trichloroethene
	Vinyl Chloride

++ Exceeds Enforcement Standard
+ Exceeds Preventive Action Limit Standard



Approximate Scale 1" = 30'

TITLE: GROUNDWATER CHEMISTRY RESULTS: SEPTEMBER 9, 2010			
SITE: Former Creamery Facility 401/403 2nd Street			
DATE	FILE CODE	DRAWN BY	
11/19/10	wide view site layout.skf	KAE	
REV	DATE	DESCRIPTION	APPVD
		DERF Investigation	
		FIGURE 6	

OFF-SOURCE
A
PROPERTY

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 45.71	04/02/2011

Sent To MR. DAN TAKKUNEN / PANE VINO LLC
Street, Apt. No.,
or PO Box No. 857 DAISY CIRCLE
City, State, ZIP+4 HUDSON WI 54016

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number _____ Document Name _____
THIS DEED, made between First American Bank, National Association

("Grantor," whether one or more), and Pane Vino, LLC

("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 St. Croix County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):
See attached Exhibit A.

Recording Area
Name and Return Address
Ryan C. Cari, Esq.
Heywood, Cari & Anderson, S.C.
816 Dominion Drive, P.O. Box 125
Hudson, WI 54016

236-1224-00-000
Parcel Identification Number (PIN)
This is not homestead property.
(~~is~~) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: **None.**

JUDY L. DANNA
NOTARY PUBLIC
STATE OF WISCONSIN

Dated _____

[Signature] (SEAL) _____ (SEAL)
* **Dennis Martodam, Executive Vice President**

[Signature] (SEAL) _____ (SEAL)
* **Cynthia L. Betcher, Senior Vice President**

AUTHENTICATION
Signature(s) _____
authenticated on _____

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

ACKNOWLEDGMENT
STATE OF Wisconsin)
_____) ss.
St. Croix COUNTY)
Personally came before me on 11/17/10,
the above-named Dennis Martodam
Cynthia L Betcher
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.
Judy L Danna
* Judy L Danna
Notary Public, State of Wisconsin
My commission (is permanent) (expires: Nov. 6, 2011)

THIS INSTRUMENT DRAFTED BY:
Ryan C. Cari, Heywood, Cari & Anderson, S.C.
816 Dominion Drive, Suite 100, Hudson, WI 54016

The N ½ of Lot 10, Lot 11 and the S ½ of Lot 12, all in Block "H", Willow River Addition to the City of Hudson and subject to the Party Wall Agreement now of record and on file in the office of the Register of Deeds for St. Croix County, Wisconsin EXCEPT for that portion thereof (of the S ½ of Lot 12) conveyed in Volume 595, page 93, as document number 357388, Register of Deeds for St. Croix County, Wisconsin.

EXCEPT for that portion of Lot 10 included in the following description:

Commencing at the center of the East line of said Lot 10, Block "H", thence North along said East line 12 inches more or less, to the center of the Party Wall as same is now located; thence Westerly and at right angles to Second Street, in a horizontal line drawn through the center and along the length of said Party Wall to the point of intersection thereof with the center line which divides the N ½ of said Lot 10, from the S ½ thereof, and which line is parallel with the North and South lines of said Lot; thence Easterly along said center line to the East line of said Lot 10, to the place of beginning.

But to include that portion of the S ½ of Lot 10 described as:

Beginning on the center line of said Lot 10, referred to above, where the center of said Party Wall, running, East and West and at right angles to Second Street, intersects same; which point of intersection is the point of commencement of this description; thence continuing Westerly along the horizontal line drawn through the center and along the length of said Party Wall, and thence extending Westerly on the extension of said line to the West line of that part of the S ½ of said Lot 10; thence Northerly to the center line of said Lot 10; thence Easterly along said center line to the point of the commencement of this description.

But also to include that portion of the N ½ of Lot 12 included in the following description:

Commencing at a point on the East line of Lot 12, Block "H", of the Plat of Willow River, now part of the City of Hudson, which point is 20 feet South of the Northeast corner of said lot and 7 feet North of the present North wall of the former Farm and Electric Supply Corp. building; thence Westerly at right angles to Second Street and parallel with said wall to the point of intersection with the center line which divides the N ½ of said lot from the S ½ thereof, and which line is parallel with the North line and South line of said lot; thence Easterly along said center line to the East line of said lot; thence Northerly to the place of beginning.

EXHIBIT A

March 17, 2011

Mr. Michael Ahrndt
21770 Olinda Lane
Scandia, MN 55073

**RE: Groundwater GIS Registry Requirement for Parcel # 236-1221-00-000, located at
111 Commercial Street, Hudson, WI**

Dear Mr. Ahrndt:

Groundwater contamination that appears to have originated on the property located at the Former Creamery Facility (former drycleaner) at 401 – 403 2nd Street, Hudson, WI has migrated onto the southwest corner of your property at 111 Commercial Street, Hudson, WI. The levels of tetrachloroethene contamination in groundwater west of your property at monitoring well MW-108 and in the alley east of your property at MW-104 and MW-105 exceed the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code (Figure 6).

However, the environmental consultants who have investigated the groundwater chemistry at this site since 2007 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 Department of Natural Resources (DNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this 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. For further information on the requirements of section 292.13, Wisconsin Statutes, you may 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*, by accessing the following web address:
<http://dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

DNR 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 that is relevant to this closure request, you should mail that information to: Mr. Pat Collins, WDNR Baldwin Service Center, 890 Spruce Street, Baldwin, WI 54002 or call him at 715-684-2914 Ext.117.

Mr. Michael Ahrndt

March 17, 2011

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds the Chapter NR 140 groundwater enforcement standards will be listed on the Wisconsin 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.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property in the vicinity of the contamination, 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 call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water Program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards. Special well construction techniques may require installation of casing below a targeted depth, or other methods.

Once DNR 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 www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (763) 557-9643, my consultant, Mr. Ken Ebbott of Alpha Terra Science at (920) 892-2444, or you may contact Mr. Pat Collins of the DNR at 715-684-2914 Ext.117.

Sincerely,



Mr. Tim Bauernfeind, Bauernfeind Family Trust

Attachments: Figure 6: Groundwater Chemistry Results: September 9, 2010
Legal Description of Property

Cc: Mr. Pat Collins, DNR via e-mail
Mr. Ken Ebbott, Alpha Terra Science via e-mail

Legal Description of Property

Parcel #: 236-1221-00-000

Address: 111 Commercial Street, Hudson, WI

Plat: Willow River 236/1859, Block H

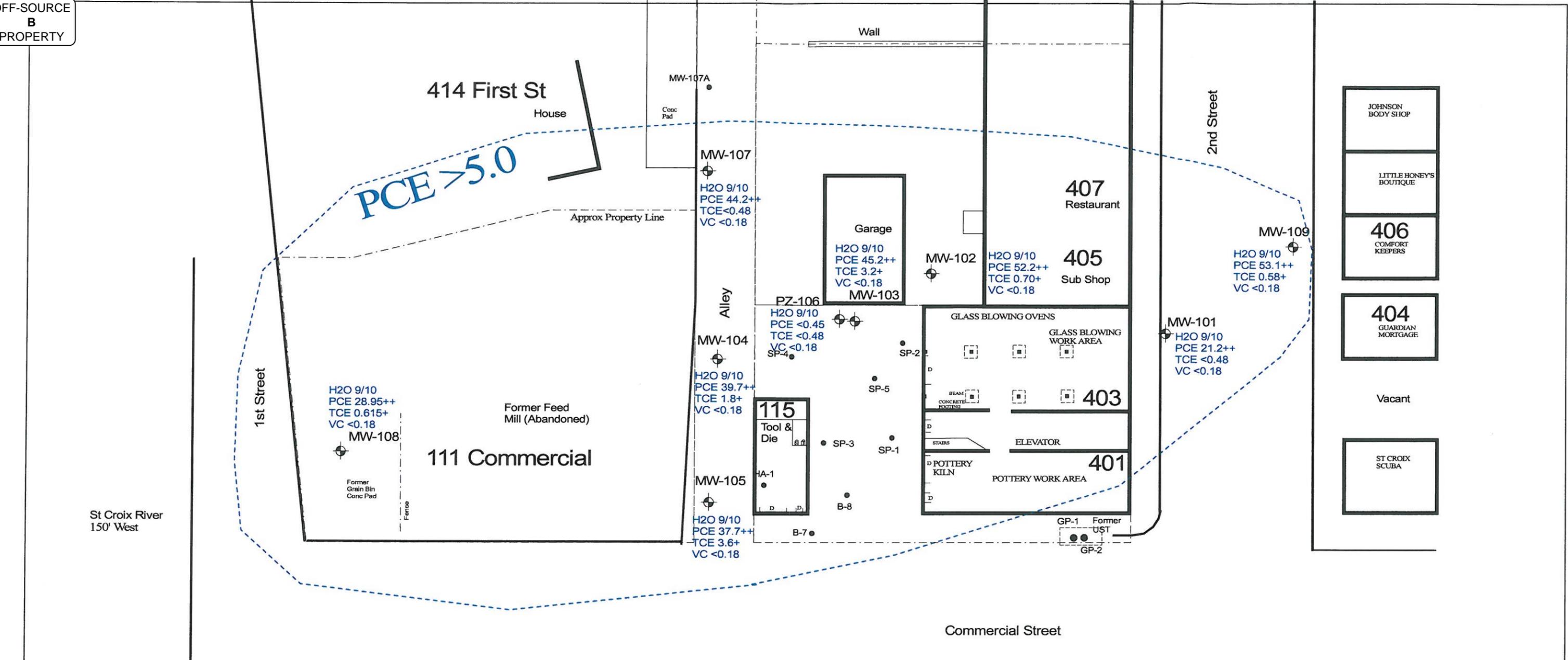
Legal Description: Willow River Addition, Block H

Part of Lots 6, 7, and 8, Block "H", Willow River in the City of Hudson described as follows: Beginning at an iron pipe monument set in the East line of said Lot 6, said Monument being 65.7 feet S of the NE corner of Lot 5, in said Block "H", and running thence Wly on a line parallel to the N line of Lot 7, Block "H", at a point 81.2 feet N of the SW corner of said Lot 8, Block "H", thence S along the W lines of Lots 7 and 8 to the SW corner of said Lot 8; thence E along the S line of said Lot 8, to the SE corner thereof; thence N along the E line of said Lots 6, 7, and 8, to the Place of Beginning.

Also, all that part of Lots 6, 7, and 8 in Block "H" of the Original Plat of Willow River, now forming a part of the City of Hudson, Wisconsin, lying SWly of a straight line drawn from a point on the S line of said Block "H", a distance 40 feet from the SW corner thereof, to a point on the W line of said Block "H", a distance 120 feet Nly of the SW corner thereof.

EXCEPT a parcel of land located in part of Lots 6 and 7 of Block "H" of the Original Plat of Willow River, no forming a part of the City of Hudson, described as follows: Commencing at the Southwest corner of Block "H" of Willow River; thence North 04° 31'06" West 120.00 feet along the West line of Block "H" to the Point of Beginning; thence South 22° 39' 47" East 37.60 feet; thence South 70° 53'09" West 1.00 feet; thence North 21° 08'31" West 37.60 feet to the Point of Beginning, containing 19 square feet (0.0004 acres) more or less.

OFF-SOURCE
B
PROPERTY



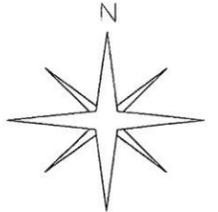
LEGEND

● HA-1 Soil Boring

⊕ MW-3 MONITORING WELL

H2O 9/10 SAMPLE DATE
PCE 13.1++ GROUNDWATER CHEMISTRY (ug/l)
TCE <0.48 Tetrachloroethene
VC <0.18 Trichloroethene
VC <0.18 Vinyl Chloride

++ Exceeds Enforcement Standard
+ Exceeds Preventive Action Limit Standard



Approximate Scale 1" = 30'

TITLE: GROUNDWATER CHEMISTRY RESULTS: SEPTEMBER 9, 2010					
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE	FILE CODE
		DERF Investigation		11/19/10	wide view site layout.skf
				DRAWN BY	FIGURE 6
				KAE	

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PROPERTY

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Total Postage & Fees	\$ 5.71	04/02/2011	

Sent To MR MICHAEL AHRNDT
Street, Apt. No.,
or PO Box No. 21770 OLINDA LANE
City, State, ZIP+4 SCANDIA MN 55073

OFF-SOURCE
B
PROPERTY

U 2537P 394

758108 13

KATHLEEN H. WALSH
REGISTER OF DEEDS
ST. CROIX CO., WI

RECEIVED FOR RECORD

03/30/2004 09:45AM

PERSONAL REPRESENTATIVE
EXEMPT # 17

REC FEE: 13.00
TRANS FEE:
COPY FEE:
CC FEE:
PAGES: 2

DEED BY A PERSONAL REPRESENTATIVE

BY THIS DEED, Joyce A. Johnson, of Roberts, St. Croix County, Wisconsin, the duly appointed, qualified and acting Personal Representative of the Estate of Emily B. Foss, deceased, grantor, hereby does grant and convey to Thomas D. Mensing and C. Suzanne Bates, husband and wife, as marital survivorship property, grantee, all the right, title and interest of the decedent at the time of her death as President and sole stockholder of Hudson Elevator, Inc., and as an individual, and all the right, title and interest that the estate may have subsequently acquired by operation of law, or otherwise, in and to the property situated in the County of St. Croix, State of Wisconsin:

See attached description.

This is not homestead property.

B Lundeen
PO Box 469
Hudson WI 54006 E

236-1221-00-000
Parcel Identification Number

This Deed is given in satisfaction of that certain Land Contract dated April 25, 1994 and recorded at the St. Croix County Register of Deeds' Office on April 28, 1994 in Volume 1075, Page 546, as Document Number 515913.

Subject to easements, reservations, and restriction of record.

The undersigned, Joyce A. Johnson, was appointed the Personal Representative of the estate of Emily B. Foss, on the 26th day of November, 2003, by virtue of Wisconsin Statute Section 856.21 and 865.08 and has full and complete power to execute this Deed under Wisconsin Law.

Dated this 19th day of March, 2004.

Joyce A. Johnson
JOYCE A. JOHNSON

STATE OF WISCONSIN)

ss.

COUNTY OF ST. CROIX)

Personally came before me this 19th day of March, 2004, the above named Joyce A. Johnson, to me known to be the Personal Representative of the Estate of Emily B. Foss, and the person who executed the foregoing instrument and acknowledged the same.

Faye L. Lackey
FAYE L. LACKEY, Notary
St. Croix County, Wisconsin
My commission expires 5/21/06

This instrument drafted by :

STEPHEN J. DUNLAP
Hudson, Wisconsin

HUDSON ELEVATOR, INC. Description:

Part of Lots 6, 7, and 8, Block "H", Willow River in the City of Hudson described as follows: Beginning at an iron pipe monument set in the East line of said Lot 6, said Monument being 65.7 feet S of the NE corner of Lot 5, in said Block "H", and running thence Wly on a line parallel to the N line of Lot 5, 42.5 feet to an iron pipe monument; thence SWly in a straight line to an iron pipe monument; thence SWly in a straight line to an iron pipe monument, set in the W line of said Lot 7, Bloc "H", at a point 81.2 feet N of the SW corner of said Lot 8, Block "H", thence S along the W lines of Lots 7 and 8 to the SW corner of said Lot 8; thence E along the S line of said Lot 8, to the SE corner thereof; thence N along the E line of said Lots 6, 7 and 8, to the Place of Beginning.

Also, all that part of Lots 6, 7 and 8 in Block "H" of the Original Plat of Willow River, now forming a part of the City of Hudson, Wisconsin, lying SWly of a straight line drawn from a point on the S line of said Block "H", a distance 40 feet from the SW corner thereof, to a point on the W line of said Block "H", a distance 120 feet Nly of the SW corner thereof.

EXCEPT a parcel of land located in part of Lots 6 and 7 of Block "H" of the Original Plat of Willow River, now forming a part of the City of Hudson, described as follows: Commencing at the Southwest corner of Block "H" of Willow River; thence North 04°31'06" West 120.00 feet along the West line of Block "H" to the Point of Beginning; thence South 22°39'47" East 37.60 feet; thence South 70°53'09" West 1.00 feet; thence North 21°08'31" West 37.60 feet to the Point of Beginning, containing 19 square feet (0.0004 acres) more or less.

March 17, 2011

Gagnon II LLC
378 County Road F
Hudson, WI 54016

RE: Groundwater GIS Registry Requirement for Parcel # 236-1220-00-000, located at 414 1st Street, Hudson, WI

Dear Gagnon II LLC:

Groundwater contamination that appears to have originated on the property located at the Former Creamery Facility (former drycleaner) at 401 – 403 2nd Street, Hudson, WI has migrated onto your property at 414 1st Street, Hudson, WI. The levels of tetrachloroethene contamination in groundwater immediately east of your property at monitoring well MW-107 exceeds the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code (Figure 6).

However, the environmental consultants who have investigated the groundwater chemistry at this site since 2007 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 Department of Natural Resources (DNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this 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. For further information on the requirements of section 292.13, Wisconsin Statutes, you may 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*, by accessing the following web address:
<http://dnr.wi.gov/org/aw/rr/archives/pubs/RR589.pdf>.

DNR 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 that is relevant to this closure request, you should mail that information to: Mr. Pat Collins, WDNR Baldwin Service Center, 890 Spruce Street, Baldwin, WI 54002 or call him at 715-684-2914 Ext.117.

Gagnon II LLC

March 17, 2011

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds the Chapter NR 140 groundwater enforcement standards will be listed on the Wisconsin 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.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property in the vicinity of the contamination, 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 call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water Program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards. Special well construction techniques may require installation of casing below a targeted depth, or other methods.

Once DNR 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 www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (763) 557-9643, my consultant, Mr. Ken Ebbott of Alpha Terra Science at (920) 892-2444, or you may contact Mr. Pat Collins of the DNR at 715-684-2914 Ext.117.

Sincerely,



Mr. Tim Bauernfeind, Bauernfeind Family Trust

Attachments: Figure 6: Groundwater Chemistry Results: September 9, 2010
Legal Description of Property

Cc: Mr. Pat Collins, DNR via e-mail
Mr. Ken Ebbott, Alpha Terra Science via e-mail

Legal Description of Property

Parcel #: 236-1220-00-000

Address: 414 1st Street, Hudson, WI

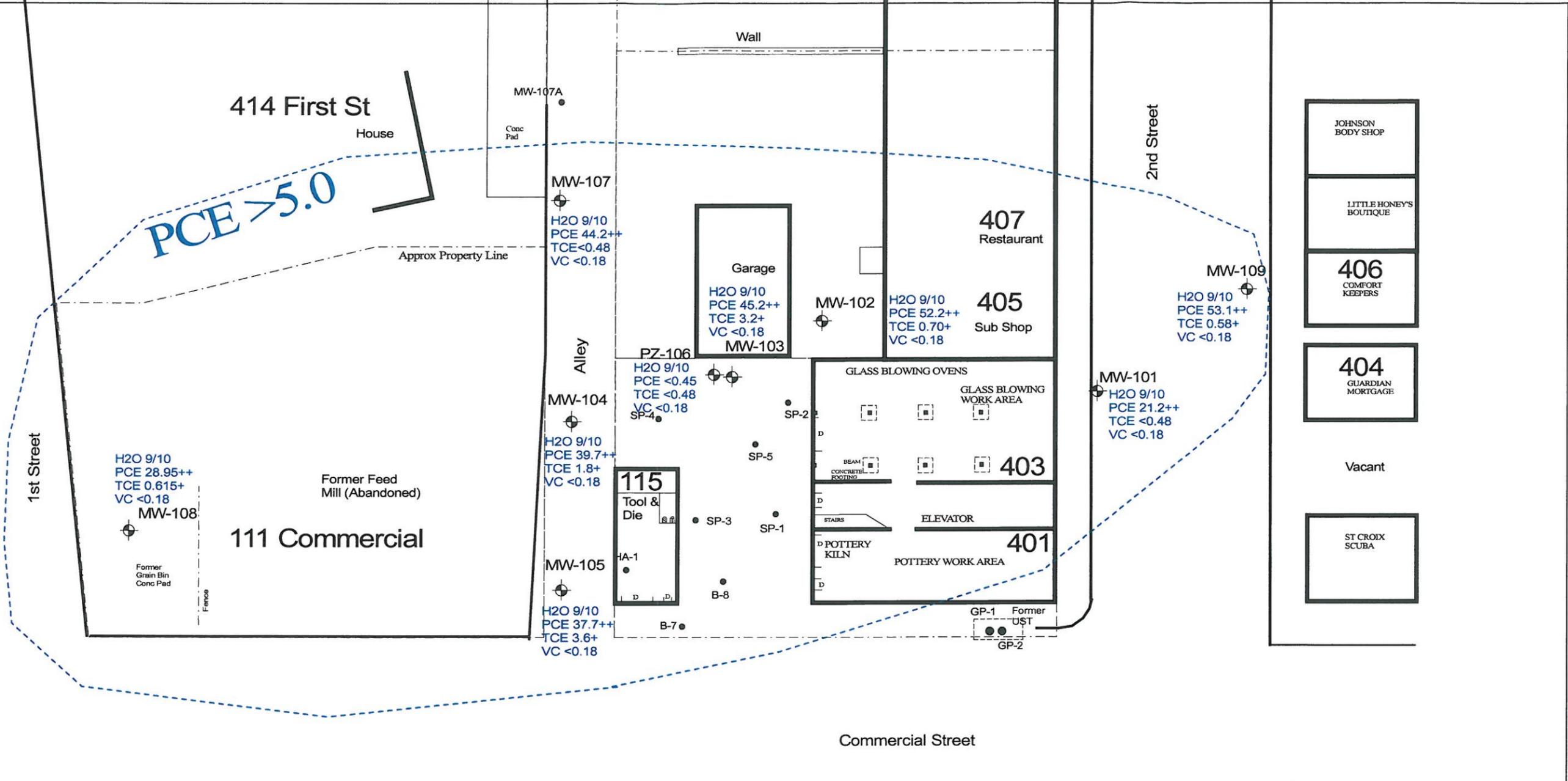
Plat: Willow River 236/1859

Legal Description: Willow River Addition, Block H

All of Lot 5 in Block H, and that part of lots 6 and 7, Block H, lying Nly of the following described line: Commencing on the East line of said Lot 6, 65.7 feet South of the NE corner of said Lot 5; thence West parallel with the North line of said Lot 5, 42.5 feet; thence SWly to a point on the West line of said Lot 7, 81.2 feet North of the SW corner of Lot 8, Block H, All in Willow River, now a part of the City of Hudson, St. Croix County, Wisconsin, EXCEPT that part of said Lot 7 conveyed to the Omaha Railway Company shown in deed recorded in Volume 39 of Deeds, Page 439, with the Register of Deeds of St. Croix County, Wisconsin; and that part of Lots 5, 6, and 7 conveyed to City of Hudson for alley purposes in Volume 295, Pages 345 and 346.

A parcel of land located in part of Lots 6 and 7, Block H, of Original Plat of Willow River, now forming a part of the City of Hudson described as follows: Commencing at te SW corner of BGlock H of Willow River; thence North 04 degrees 31 minutes 06 seconds West 120.00 feet along the West line of Block H to the Point of Beginning; thence South 22 degrees 39 minutes 47 seconds East 37.60 feet; thence South 70 degrees 53 minutes 09 seconds West 1.00 foot; thence North 21 degrees 08 minutes 31 seconds West 37.70 feet to the Point of Beginning.

OFF-SOURCE
C
PROPERTY



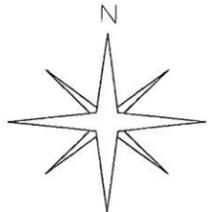
LEGEND

● HA-1 Soil Boring

⊕ MW-3 MONITORING WELL

H2O 9/10 SAMPLE DATE
PCE 13.1++ GROUNDWATER CHEMISTRY (ug/l)
TCE <0.48 Tetrachloroethene
VC <0.18 Trichloroethene
VC <0.18 Vinyl Chloride

++ Exceeds Enforcement Standard
+ Exceeds Preventive Action Limit Standard



Approximate Scale 1" = 30'



TITLE: GROUNDWATER CHEMISTRY RESULTS: SEPTEMBER 9, 2010					
SITE: Former Creamery Facility 401/403 2nd Street					
REV	DATE	DESCRIPTION	APPVD	DATE	FILE CODE
		DERF Investigation		11/19/10	wide view site layout.skf
				DRAWN BY	FIGURE 6
				KAE	

OFF-SOURCE
C
PROPERTY

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

HUDSON WI 54016

OFFICIAL USE

Postage	\$ 01.61	0073
Certified Fee	\$ 2.80	01
Return Receipt Fee (Endorsement Required)	\$ 2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 45.71	04/02/2011

Sent To **GAGNON II LLC**

Street, Apt. No.,
or PO Box No. **378 COUNTY ROAD F**

City, State, ZIP+4 **HUDSON WI 54016**

PS Form 3800, August 2006 See Reverse for Instructions

7010 1670 0002 8326 2991

State Bar of Wisconsin Form 1-2003
WARRANTY DEED



887584

BETH PABST
REGISTER OF DEEDS
ST. CROIX CO., WI
RECEIVED FOR RECORD
01/29/2009 01:30PM
WARRANTY DEED
EXEMPT #
REC FEE: 13.00
TRANS FEE: 2250.00
PAGES: 2

Document Number

Document Name

THIS DEED, made between Robert J. Dabruzzi, a single person, and Linda J. Taliaferro, a single person, individually and as joint tenants

("Grantor," whether one or more), and **Gagnon II, LLC, a Wisconsin Limited Liability Company**

("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 **St. Croix** County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

(Legal description set forth on Attachment "A")

Recording Area

13-

Name and Return Address
Gagnon II, LLC
378 CHRYSLER VALLEY ABSTRACT & TITLE
1200 HOSFORD STREET, SUITE 201
HUDSON, WISCONSIN 54016
2694381

236-1220-00-000

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: **Easements and restrictions on record.**

Dated January 23, 2009

Robert J. Dabruzzi (SEAL)

_____ (SEAL)

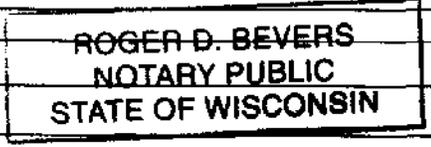
* Robert J. Dabruzzi
Linda J. Taliaferro (SEAL)

* _____ (SEAL)
* _____

AUTHENTICATION

Signature(s)

authenticated on



ACKNOWLEDGMENT

STATE OF WISCONSIN)

_____) ss.
ST. CROIX COUNTY)

Personally came before me on this 23rd day of January, 2009,
the above-named Robert J. Dabruzzi and Linda J. Taliaferro

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

Roger D. Bevers
* Roger D. Bevers
Notary Public, State of Wisconsin
My commission (is permanent) (expires Oct 30, 2011)

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

THIS INSTRUMENT DRAFTED BY:
William J. Radosevich
502 Second Street, Hudson, WI 54016

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

All of Lot 5 in Block H, and that part of Lots 6 and 7, Block H, lying Nly of the following described line: Commencing on the East line of said Lot 6, 65.7 feet South of the NE corner of said Lot 5; thence West parallel with the North line of said Lot 5, 42.5 feet; thence SWly to a point on the West line of said Lot 7, 81.2 feet North of the SW corner of Lot 8, Block H, All in Willow River, now a part of the City of Hudson, St. Croix County, Wisconsin, EXCEPT that part of said Lot 7 conveyed to the Omaha Railway Company shown in deed recorded in Volume 39 of Deeds, Page 439, with the Register of Deeds of St. Croix County, Wisconsin; and that part of Lots 5, 6 and 7 conveyed to City of Hudson for aley purposes in Volume 295, Pages 345 and 346.

A parcel of land located in part of Lots 6 and 7, Block H, of Original Plat of Willow River, now forming apart of the City of Hudson described as follows: Commencing at the SW corner of Block H of Willow River; thence North 04 degrees 31 minutes 06 seconds West 120.00 feet along the West line of Block H to the Point of Beginning; thence South 22 degrees 39 minutes 47 seconds East 37.60 feet; thence South 70 degrees 53 minutes 09 seconds West 1.00 foot; thence North 21 degrees 08 minutes 31 seconds West 37.70 feet to the Point of Beginning.



Alpha Terra Science, Inc.
1237 Pilgrim Road, Plymouth, WI 53073
TEL 920/892-2444 FAX 920/892-2620
Website: www.alphaterra.net
E-mail: alphaterra@alphaterra.net

March 24, 2011

Mr. Tom Zeuli
Director of Public Works
City of Hudson
505 Third Street
Hudson, WI 54016-1694

RE: Notification of Contamination on City Right of Way from
Former Creamery Facility (former drycleaner), 401 / 403 2nd Street, Hudson, WI
WDNR BRRTS # 02-56-548711, Tax Parcel # 266-1223-00-000

Dear Mr. Zeuli:

The Bauernfeind Family Trust is the responsible party for drycleaning solvent contamination at the former Creamery facility (former drycleaner) at 401 / 403 2nd Street, Hudson, WI. Alpha Terra Science was retained to provide consulting services to investigate contaminated soil and groundwater on and off the property. Soil borings were advanced to obtain soil chemistry samples from 2006 to 2008, and soil was excavated from beneath the building basement in 2008. From 2007 to 2010, groundwater samples have been obtained from monitoring wells installed at and near the site. Based on the chemistry results, this site will soon be under consideration for closure by the Wisconsin Department of Natural Resources (WDNR).

Contaminated soil and groundwater persist beneath the property and into the right of way of 2nd Street, 1st Street, Commercial Avenue, and the north / south trending alley located between 1st and 2nd Street. As a condition for closure, it is required that we notify the City of Hudson of the contamination. We have also notified the State Department of Transportation, as 2nd Street is also State Highway 35.

Based on the laboratory analytical results, tetrachloroethene has been detected in the soil and groundwater at concentrations greater than specified WDNR standards. The contamination may extend into the right of way beneath the streets and alley. Soil contamination beneath Commercial Street may be present at a depth of less than four feet, but soil contamination beneath the alley, 1st Street, and 2nd Street is not known to be present until the approximate depth to the water table surface at approximately 18 to 28 feet below grade.

Groundwater chemistry results indicate contamination has extended beneath both 1st and 2nd Street and the alley.

For your records, we have enclosed a site location map, a map of the remaining soil chemistry results and a map of the remaining groundwater chemistry results. Tables showing the soil chemistry results and groundwater chemistry results are also provided. This information identifies and illustrates the magnitude and the extent of the remaining environmental contamination.

Please feel free to call should you have any questions or comments.

Sincerely,



Kendrick A. Ebbott
Alpha Terra Science

Attachments: Figure 1: Site Location and Local Topography
Figure 5: Soil Chemistry VOCs
Figure 6: Groundwater Chemistry Results September 9, 2010
Table 2: Soil Chemistry Results
Table 3: Groundwater Chemistry Results

Cc: Mr. Pat Collins, WDNR, via email
Mr. Tim Bauernfeind, Bauernfeind Family Trust, via e-mail



SITE LOCATION AND LOCAL TOPOGRAPHY

Former Creamery, Hudson, WI

DATE	DESCRIPTION	APPVD



DATE: 9/18/07
 DWG #: ... site location.skf
 APPROVED: KAE

SCALE: 1" = 1000'

FIGURE 1

TABLE 2 REMAINING SOIL CHEMISTRY ANALYTICAL RESULTS																	
DETECTED VOC PARAMETERS																	
Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI																	
Sample ID	Depth (feet)	DRO (mg/kg)	PETROLEUM COMPOUNDS (PVOCS)				CHLORINATED VOCS				OTHER VOCS						TOTAL DETECCED VOCs (ug/kg)
			Benzene (ug/kg)	Toluene (ug/kg)	Xylenes (ug/kg)	1,2,4 TMB (ug/kg)	PCE (ug/kg)	TCE (ug/kg)	cis-1,2 DCE (ug/kg)	Vinyl Chloride (ug/kg)	Isopropyl benzene (ug/kg)	Naphthalene (ug/kg)	n-Butyl benzene (ug/kg)	sec-Butyl benzene (ug/kg)	n-Propyl benzene (ug/kg)	Methylene Chloride (ug/kg)	
Samples from Tank Assessment - Nov 2006																	
GP-2	15'	NA	<26	<26	<79	<26	NA	NA	NA	NA	NA	<4.2	NA	NA	NA	NA	0.0
GP-2	19'	NA	<25	<25	<75	<25	NA	NA	NA	NA	NA	<4.3	NA	NA	NA	NA	0.0
SAMPLES FROM INITIAL INVESTIGATION: NOV 2006																	
SP-1	22.5-25'	310	<27	<27	<92	54	<27	<27	<27	<38	<27	<27	310	210	30	<54	604
SP-2	2.5-5'	NA	<27	<27	<92	<27	<27	<27	<38	<27	<27	<27	<27	<27	<27	<54	0.0
SP-2	22.5-25'	67	<27	<27	<92	<27	<27	<27	<38	<27	<27	<27	<27	<27	<27	160	160
SP-3	22.5-25'	5,900	<130	<130	<460	2,300	<130	<130	<130	<190	160	330	1,400	1,000	300	420	5910
SP-4	5-7.5'	<5.3	<29	<29	<98	<29	<29	<29	<40	<29	<29	<29	<29	<29	<29	<58	0.0
HA-1 Subslab 115 Comm Bldg	0.5-1'	NA	<28	54	130	45	230	<28	<28	<39	<28	140	<28	<28	<28	86	685
SAMPLES FROM SITE INVESTIGATION JULY/AUGUST 2007																	
Subslab Investigation Samples																	
VP-D	5" - 7"	NA	<25	<25	<75	<25	130	<25	<25	<25	<25	<25	<40	<25	<25	<25	130
VP-E	4" - 8"	NA	<25	<25	<75	<25	730	<25	<25	<25	<25	<25	<40	<25	<25	<25	730
VP-F 115 Comm Bldg	4" - 10"	NA	<25	<25	<75	27	3,400	<25	<25	<25	<25	200	<40	<25	<25	<25	3627
Outside Borings																	
MW-101	14-15'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-102	8-9.2'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-102	26-28'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-103	3-4'	NA	<25	<25	<75	<25	34	<25	<25	<25	<25	<25	<40	<25	<25	<25	34
MW-104	24-26'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-105	18-20'	NA	<25	<25	<75	<25	85	<25	<25	<25	<25	<25	<40	<25	<25	<25	85
PZ-106	24-26'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
PZ-106	30-32'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
B-7	2-3.5'	NA	<25	<25	<75	<25	1,800	76	<25	<25	<25	<25	<40	<25	<25	<25	1876
B-8	2-4'	NA	<25	<25	<75	<25	310	<25	<25	<25	<25	<25	<40	<25	<25	<25	310
SAMPLES FROM SITE INVESTIGATION APRIL 2008																	
Outside Borings																	
MW-107	8-10'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-108	12-14'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-109	11.5-12'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
MW-109	26-28'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
SUB-SLAB SAMPLES AFTER INTERIM REMEDIAL EXCAVATION: FEB 2008																	
W80 Wall NE Corner	2'	NA	<25	<25	<75	<25	31	<25	<25	<25	<25	<25	<40	<25	<25	<25	31
F81 Below Footing NE	4.5'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
W82 E Pipe E Center	1'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
F83 E Pipe E Center	2'	NA	<25	<25	<75	<25	230	<25	<25	<25	<25	<25	<40	<25	<25	<25	230
W84 SE Corner	1.5'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
F85 SE	2'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
W86 SW Corner	1'	NA	<25	<25	<75	<25	3,000	<25	<25	<25	<25	<25	<40	<25	<25	<25	3000
F87 SW	3'	NA	<25	<25	<75	<25	4,800	<25	<25	<25	<25	<25	<40	<25	<25	<25	4800
F88 Did Not Obtain		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
W89 Wall N Center	2'	NA	<25	<25	<75	<25	45	<25	<25	<25	<25	<25	<40	<25	<25	<25	45
F90 Below Footing N	4.5'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
F91 @ Drain in Spook Rm	3'	NA	<25	<25	<75	<25	8,800	100	<25	<25	<25	<25	<40	<25	<25	<25	8900
F92 Below Footing	6'	NA	<25	<25	<75	<25	<25	<25	<25	<25	<25	<25	<40	<25	<25	<25	0
F93 NW Corner	3'	NA	<25	<25	<75	<25	2,200	<25	<25	<25	<25	<25	<40	<25	<25	<25	2200
F94 Elevator to SE	4'	NA	<25	<25	<75	<25	200	<25	<25	<25	<25	<25	<40	<25	<25	<25	200
NR 720 Residual Contaminant Levels (potential leach to GW)		100 / 250 **	5.5	1,500	4,100	NS	NS	NS	NS	NS	NS	400	NS	NS	NS	NS	NS
NR 746 Soil Screening Levels (free product potential)		NS	8,500	38,000	42,000	83,000	NS	NS	NS	NS	NS	2,700	NS	NS	NS	NS	NS
NR 746 Direct Contact Levels (top 4')		NS	1,100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
WDNR PUBL 682 GENERIC SOIL RESIDUAL CONTAMINANT LEVELS																	
WDNR RR-682 SSL Inhalation Volatiles Non-Industrial							1,900	850									
WDNR RR-682 SSL Soil Ingestion Non-Industrial							1,230	5,810				20,000					
Generic Migration to Groundwater							4.1	3.7	27	0.13		400					
Notes: Xylenes reported as total of m-, o-, p-xylenes																	
TMB= trimethylbenzenes																	
NS = No standard established																	
BOLD and BOXED indicates exceedance of direct contact soil residual contaminant level.																	
BOLD indicates exceedance of migration to groundwater or NR720 generic soil residual contaminant level																	
* Methylene Chloride likely laboratory contaminant, in trip blank 11 / 08 at 81 ug/kg																	
** : Generic Standard for Soils with Hydraulic Conductivity Greater than 10 ⁻³ cm / sec (100), and less than 10 ⁻⁶ (250)																	

**TABLE 3 GROUNDWATER ANALYTICAL RESULTS
DETECTED VOC PARAMETERS
Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI**

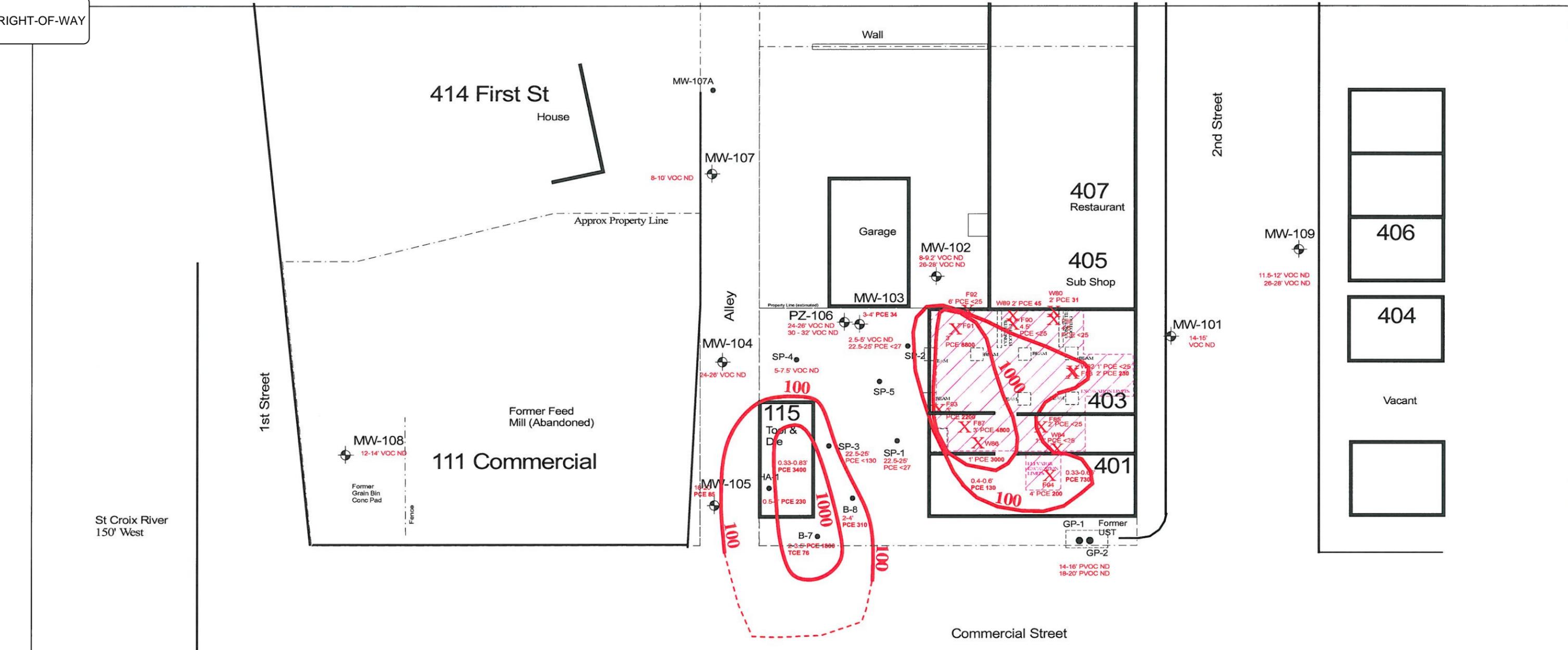
Sample ID	Sample Date	Water Elevation (ft msl)	Petroleum VOCs					Sec-Butyl Benzene	Iso propyl benzene	p-Iso propyl toluene	n-propyl benzene	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	VC (ug/l)	Sum of VOCs
			Benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	Naphthalene (ug/l)	Sum of TMB (ug/l)									
NR 140.10 PAL			0.5	160	400	10	96	NS	NS	NS	NS	0.5	0.5	7	0.02	NS
NR 140.10 ES			5	800	2,000	100	480	NS	NS	NS	NS	5	5	70	0.2	NS
GRAB SAMPLES FROM GEOPROBE BORINGS NOVEMBER 2006: PRE-FEB 2008 REMEDIATION																
SP-1	11/13/2006	NA	0.57	0.60	0.64	3.2	3.0	5.0	0.92	<0.20	1.5	1.7	<0.20	<0.50	<0.20	17.1
SP-2	11/13/2006	NA	<0.20	<0.20	<0.50	<0.25	<0.40	<0.25	<0.20	<0.20	<0.50	31	0.39	2.0	<0.20	33.4
SP-3	11/13/2006	NA	0.44	0.39	1.4	1.0	54.23	9.8	6.1	0.20	10	2.7	0.38	0.71	<0.20	87.4
SP-4	11/13/2006	NA	<0.20	0.37	<0.50	<0.25	<0.40	0.59	<0.20	<0.20	<0.50	4.4	1.2	6.8	0.70	14.1
SAMPLES FROM MONITORING WELLS																
Upgradient Wells																
MW-101	8/1/2007	676.45	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	8.4	<0.48	<0.83	<0.18	8.4
MW-101	11/6/2007	678.72	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	29	0.48	<0.83	<0.18	29.5
Soil Remediation under Building Basement Feb 2008																
MW-101	4/25/2008	679.89	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	19.1	<0.48	<0.83	<0.18	19.1
MW-101	8/15/2008	676.70	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	13.1	<0.48	<0.83	<0.18	13.1
MW-101	8/21/2009	676.62	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	13.1	<0.48	<0.83	<0.18	13.1
MW-101	9/9/2010	677.17	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	21.2	<0.48	<0.83	<0.18	21.2
Soil Remediation under Building Basement Feb 2008																
MW-109	4/25/2008	680.70	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	118	1.8	11	<0.18	130.8
MW-109	8/15/2008	678.35	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	65.7	0.69	3.6	<0.18	70.0
MW-109 Dup.	8/15/2008	678.35	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	65.8	<0.48	3.4	<0.18	69.2
MW-109	8/21/2009	678.07	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	43.3	<0.48	2.6	<0.18	45.9
MW-109 Dup.	8/21/2009	678.07	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	44.6	<0.48	2.6	<0.18	47.2
MW-109	9/9/2010	678.35	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	53.1	0.58	2.8	<0.18	56.5
Side Gradient - Off-Site to North																
MW-102	8/1/2007	673.96	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	47	1.9	3.1	<0.18	52.0
MW-102	11/6/2007	677.60	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	36	1.2	1.8	<0.18	39.0
MW-102 Dup.	11/6/2007	677.60	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	33	1.3	1.6	<0.18	35.9
Soil Remediation under Building Basement Feb 2008																
MW-102	4/25/2008	679.49	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	71.3	1.8	5.2	<0.18	78.3
MW-102 Dup.	4/25/2008	679.49	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	71.5	1.9	5.2	<0.18	78.6
MW-102	8/15/2008	675.47	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	54.1	1.2	2.1	<0.18	57.4
MW-102	8/21/2009	675.46	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	52.1	0.82	2.2	<0.18	55.1
MW-102	9/9/2010	676.10	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	52.2	0.70	2.8	<0.18	55.7
Soil Remediation under Building Basement Feb 2008																
MW-107	4/25/2008	679.60	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	32.5	<0.48	0.84	<0.18	33.3
MW-107	8/15/2008	675.27	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	71.9	0.68	4.5	<0.18	77.1
MW-107	8/21/2009	675.31	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	36.4	<0.48	1.7	<0.18	38.1
MW-107	9/9/2010	676.00	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	44.2	<0.48	2.4	<0.18	46.6

TABLE 3 GROUNDWATER ANALYTICAL RESULTS
DETECTED VOC PARAMETERS
 Former Creamery, Bauernfeind DERF Site, 403 2nd Street, Hudson, WI

Sample ID	Sample Date	Water Elevation (ft msl)	Petroleum VOCs					Sum of TMB (ug/l)	Sec-Butyl Benzene	Iso propyl benzene	p-Iso propyl toluene	n-propyl benzene	PCE (ug/l)	TCE (ug/l)	cis 1,2 DCE (ug/l)	VC (ug/l)	Sum of VOCs
			Benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	Naphthalene (ug/l)											
NR 140.10 PAL			0.5	160	400	10	96	NS	NS	NS	NS	0.5	0.5	7	0.02	NS	
NR 140.10 ES			5	800	2,000	100	480	NS	NS	NS	NS	5	5	70	0.2	NS	
Downgradient Wells																	
MW-103	8/1/2007	675.12	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	10	9	14	1.2	34.2	
MW-103 Dup	8/1/2007	675.12	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	10	8.9	14	1.4	34.3	
MW-103	11/6/2007	677.52	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	11	1.5	1.6	<0.18	14.1	
Soil Remediation under Building Basement Feb 2008																	
MW-103	4/25/2008	679.56	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	30.9	2.4	4.8	<0.18	38.1	
MW-103	8/15/2008	675.46	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	29.3	4.8	3.5	<0.18	37.6	
MW-103	8/21/2009	675.46	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	19.9	7.1	7.4	<0.18	34.4	
MW-103	9/9/2010	676.10	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	45.2	3.2	3.1	<0.18	51.5	
MW-104	8/1/2007	674.90	1.1	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	5.7	0.86	2.2	1.1	11.0	
MW-104	11/6/2007	677.51	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	39	2.3	3.8	<0.18	45.1	
Soil Remediation under Building Basement Feb 2008																	
MW-104	4/25/2008	679.58	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	20.2	2.7	2.6	0.51	26.0	
MW-104	8/15/2008	675.27	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	15.0	2.0	<0.19	<0.18	17.0	
MW-104	8/21/2009	675.30	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	9.9	2.1	1.7	<0.18	13.7	
MW-104	9/9/2010	676.04	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	39.7	1.8	2.1	<0.18	43.6	
MW-105	8/1/2007	675.00	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	3.9	6.4	<0.83	0.85	11.2	
MW-105	11/6/2007	677.51	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	6.4	3.7	5.0	0.80	15.9	
Soil Remediation under Building Basement Feb 2008																	
MW-105	4/25/2008	679.60	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	3.9	4.0	6.9	0.34	15.1	
MW-105	8/15/2008	675.35	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	7.4	5.9	4.6	<0.18	17.9	
MW-105	8/21/2009	675.37	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	3.4	5.8	5.8	<0.18	15.0	
MW-105	9/9/2010	676.08	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	37.7	3.6	2.9	<0.18	44.2	
PZ-106	8/1/2007	676.18	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
PZ-106	11/6/2007	678.47	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Soil Remediation under Building Basement Feb 2008																	
PZ-106	4/25/2008	680.24	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
PZ-106	8/15/2008	676.42	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
PZ-106	8/21/2009	676.40	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
PZ-106	9/9/2010	677.10	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Soil Remediation under Building Basement Feb 2008																	
MW-108	4/25/2008	679.62	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	64.8	0.82	2.3	<0.18	67.9	
MW-108	8/15/2008	675.27	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	77.1	0.91	4.4	<0.18	82.4	
MW-108	8/21/2009	675.32	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	58.6	0.77	3.1	<0.18	62.5	
MW-108	9/9/2010	675.97	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	28.6	0.65	1.2	<0.18	30.5	
MW-108 Dup	9/9/2010	675.97	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	29.3	0.58	1.2	<0.18	31.1	
Trip Blank	8/1/2007	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	11/6/2007	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	4/25/2008	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	8/15/2008	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	8/21/2009	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	
Trip Blank	9/9/2010	NA	<0.41	<0.67	<2.63	<0.74	<1.8	<0.89	<0.59	<0.67	<0.81	<0.45	<0.48	<0.83	<0.18	0.0	

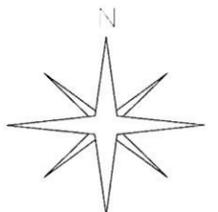
Notes: PCE = Tetrachloroethene TCA = Trichloroethane VC = Vinyl Chloride
 TCE = Trichloroethene DCE = Dichloroethene
 Xylenes reported as total of m-, o-, p-xylenes
 TMB reported as total of 1,2,4- and 1,3,5-trimethylbenzene
 NA= Not analyzed for parameter
BOLD and **Boxed** value indicates exceedance of NR 140.10 Enforcement Standard (ES)
BOLD value exceeds NR 140 Preventive Action Limit (PAL)

RIGHT-OF-WAY



LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL
- X F92 6' PCE <25 SOIL SAMPLE FROM EXCAVATION PERIMETER (FEB 2008)
- 0.25 - 0.75' Soil Sample Depth
- PCE 8700 Tetrachloroethene (ug/kg)
- TCE 91 Trichloroethene (ug/kg)
- VOC ND Volatile Organic Compounds Not Detected
- PVOC ND Petroleum VOCs Not Detected
- BOLD:** Concentration exceeds leach to groundwater standard
- 100** Line of Equal Concentration PCE in Soil (Dashed where Inferred) (ug/kg)
- ▨ EXCAVATION LIMITS UNDER BUILDING (FEB 2008)



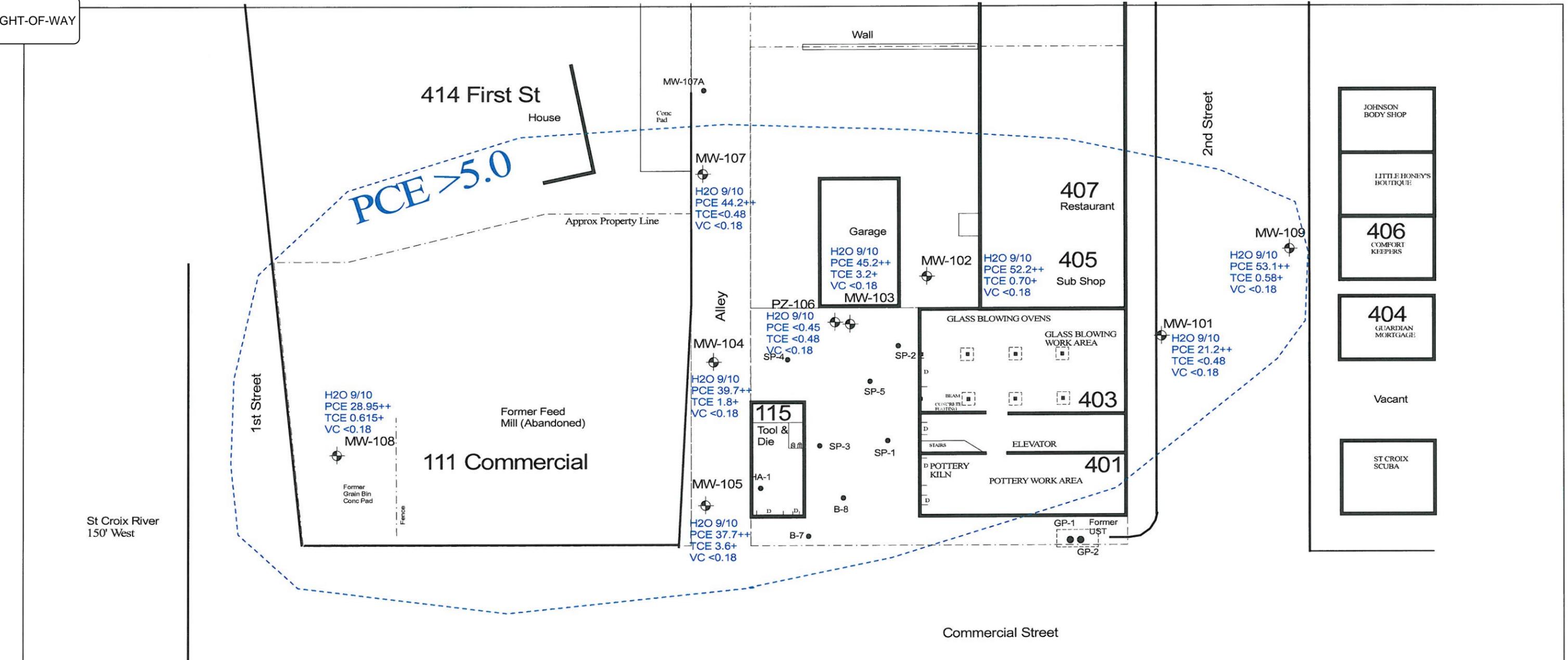
Approximate Scale 1" = 30'

TITLE: SOIL CHEMISTRY VOCs			
SITE: Former Creamery Facility 401/403 2nd Street			
DATE	3/17/11	FILE CODE	wide view site layout.skf
REV	DATE	DESCRIPTION	APPVD
		DERF Investigation	
DRAWN BY KAE		FIGURE 5	

St Croix River
150' West

Former
USTs
Removed
1992
(Clean)

RIGHT-OF-WAY

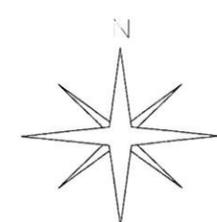


LEGEND

- HA-1 Soil Boring
- ⊕ MW-3 MONITORING WELL

	SAMPLE DATE
H2O 9/10	GROUNDWATER CHEMISTRY (ug/l)
PCE 13.1++	Tetrachloroethene
TCE <0.48	Trichloroethene
VC <0.18	Vinyl Chloride

++ Exceeds Enforcement Standard
+ Exceeds Preventive Action Limit Standard



Approximate Scale 1" = 30'

TITLE: GROUNDWATER CHEMISTRY RESULTS: SEPTEMBER 9, 2010					
SITE: Former Creamery Facility 401/403 2nd Street					
DATE	11/19/10	FILE CODE	wide view site layout.skf		
REV	DATE	DESCRIPTION	APPVD	DRAWN BY	FIGURE 6
		DERF Investigation		KAE	

3/18/11 5:14 PM

Thank you Ken,
I've received the notification for the Former Creamery Facility in Hudson, WI as indicated below.
Please keep a copy of this e-mail for your files.

Shar

Sharlene Te Beest
Hazardous Materials Specialist
WisDOT- BTS-ESS
4802 Sheboygan Ave Rm 451
PO Box 7965
Madison, WI 53707-7965
Phone 608-266-1476
Cell 608-692-4546
e-mail sharlene.tebeest@dot.wi.gov

From: Ken Ebbott [mailto:kenebbott@alphaterra.net]
Sent: Friday, March 18, 2011 7:51 AM
To: TeBeest, Sharlene - DOT
Subject: Notice of Contamination within Right of Way

St. Croix County
Highway 35 (2nd Street) in downtown Hudson, WI
Former Creamery Facility (drycleaner)
401 / 403 2nd Street, Hudson, WI
BRRTS # 02-56-548711
PECFA # None
DNR FID # 656049570
Responsible Party Name: Bauernfeind Family Trust
Responsible Party Contact and Address: Mr. Tim Bauernfeind, 16510 43rd Avenue North, Plymouth, MN 55446
Consulting Firm: Alpha Terra Science
Consultant Contact: Mr. Kendrick Ebbott
Consultant Address: 1237 Pilgrim Road, Plymouth, WI 53073
Consultant Contacts: 920 892-2444; Kenebbott@alphaterra.net; 920 892-2620 FAX
Soil Contamination? NO
Groundwater Contamination? YES
Depth to Water Table: 30 feet
Type of Contamination: Tetrachloroethene above NR140 ES
Brief Summary of Cleanup Activity: Soil excavation beneath basement of 401/403 building to remove source contamination.
Installation of vapor mitigation system piping beneath building basement to remove residual vapors
Natural Attenuation Monitoring of groundwater to evaluate contaminant trends.

RIGHT-OF-WAY

Map Attached: Most recent groundwater chemistry results from Sept 9, 2010.