

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Edina Realty (Former)			<b>FID #</b>	
<b>BRRTS #:</b>	03-56-001419			(if appropriate):	
<b>COMMERCE #</b> (if appropriate):	54016-1516-00				
<b>CLOSURE DATE:</b>	January 21, 2004				
<b>STREET ADDRESS:</b>	700 2nd St S				
<b>CITY:</b>	Hudson				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	302636	<b>Y =</b>	504106	
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES					
(meters in WTM91 projection):	<b>X =</b>		<b>Y =</b>		
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES					
(meters in WTM91 projection):	<b>X =</b>		<b>Y =</b>		
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>					<input checked="" type="checkbox"/>
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>					<input checked="" type="checkbox"/>
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input type="checkbox"/>
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>					<input type="checkbox"/>
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>					<input type="checkbox"/>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>					<input checked="" type="checkbox"/>
<b>Geologic cross-sections, if required for SI.</b> (8.5x14' if paper copy)					<input checked="" type="checkbox"/>
<b>RP certified statement that legal descriptions are complete and accurate.</b>					<input checked="" type="checkbox"/>
<b>Copies of off-source notification letters (if applicable)</b>					<input checked="" type="checkbox"/>
<b>Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)</b>					<input type="checkbox"/>
<b>Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure</b>					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TDD #: (608) 264-8777  
Fax #: (608) 267-1381  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
**Jim Doyle, Governor**  
**Cory L. Nettles, Secretary**

January 21, 2004

Mr. Ed Mayer  
Mayer Aviation  
Lake Elmo Airport  
Lake Elmo, MN 55042

RE: **Final Closure**

**Commerce # 54016-1516-00**      **WDNR BRRTS # 03-56-001419**  
Edina Realty Site (Former), 700 2nd St S, Hudson

Dear Mr. Mayer:

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

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0593.

Sincerely,

Brian F. Taylor  
Hydrogeologist  
Site Review Section

cc: Mr. C.V. Howard, Omni Environmental Inc  
Case File

533226

State Bar of Wisconsin Form 2 - 1982

WARRANTY DEED

VOL 1138 PAGE 01

DOCUMENT NO.

Edward W. Mayer

conveys and warrants to Michael D. Leshner and Julie M. Leshner, husband and wife, as survivorship marital property,

the following described real estate in St. Croix County, State of Wisconsin:

TRANSFER \$24500 FEE

RECORDING OFFICE AUG 30 1995 10:30 A.M. Register of Deeds

1000 PD

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

M+I Community State Bank Collateral Dept. 411 Bridge St. P.O. Box 9 Chippewa Falls WI 54729

236-0216-00

(Parcel Identification Number)

West 90 feet of Lot 6, Block "10", Buena Vista in the City of Hudson, St. Croix County, Wisconsin.

This is not homestead property. XXXXX (is not)

Exception to warranties: Easements, restrictions and rights-of-way of record, if any.

Dated this 18th day of August, 1995.

Signature lines with seals and handwritten signature of Edward W. Mayer.

AUTHENTICATION

Signature of Edward W. Mayer

auth. day of August, 1995

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County. Personally came before me this day of 19 the above named

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

authorized by §706.06, Wis. Stats.)

to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledge the same.

[2]

THIS INSTRUMENT WAS DRAFTED BY

Kristina Ogland

Attorney at Law

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

Notary Public \_\_\_\_\_ County, Wis.  
My commission is permanent. (If not, state expiration date: \_\_\_\_\_ 19\_\_\_\_)

\*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN  
FORM No. 2 - 1982

Wisconsin Legal Blank Co., Inc.  
Milwaukee, Wis.

205

210	207
BUENAVISTA ADD.	
209	209
VINE ST.	

219	212
218	213
217	
216	215
214	

74	75	69
ANDREW'S ADD. TO BUENAVISTA		
73		69
72	71	
		70

94	11
93	10
92	0
91	0
90	7

CL 112	CL 111
1450	
CL 104	
1449	1447
CL 103	CL 103
1448	

245	233
243	244
235	
12	236
237	
238	
242	239
240	
LOCUST ST.	
241	

232	221
231	222
230	11
228	223
226	225
WILLIAMS' SWED. + BUENAVISTA	
13 12 11 10 9 8 7 6 5 4 3 2 1	
224	

89	76
88	78
87	79
86	80
85	84
83	82
81	

1463	CL 100	1453
1467	CL 100	1451 1452
1468	CL 100	CL 100 CL 100 CL 100
1465	CL 100	CL 100 CL 100
1464	1461	1462

261	248
	247
	248
262	249
	250
BUENAVISTA ADD.	
250	251
250	252
250	254
250	255
WALNUT ST.	

1234	1250
1237	1249
1238	1249
1239	1247
1240	251
1241	WILLOW RIVER
1242	ADD.
1243	CITY HALL

36	37	16	41
		13	42
		12	40
36	CL 171	11	39
1468	CL 170	1472	CL 170
1474	CL 170	1471	CL 170
		1470	CL 170
FOURTH ST.			

43	41	50	51
45	3		
ALLEN'S ADD.			
48	48	51	
518-1		519	FIFTH
518-2	N	7	
GIBSON & HENNING'S 2ND ADD.			
1475	CL 171	CL 170	520

1217	23	1230
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1252	14
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1479	CL 101
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HUDSON QUADRANGLE  
 WISCONSIN-MINNESOTA  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

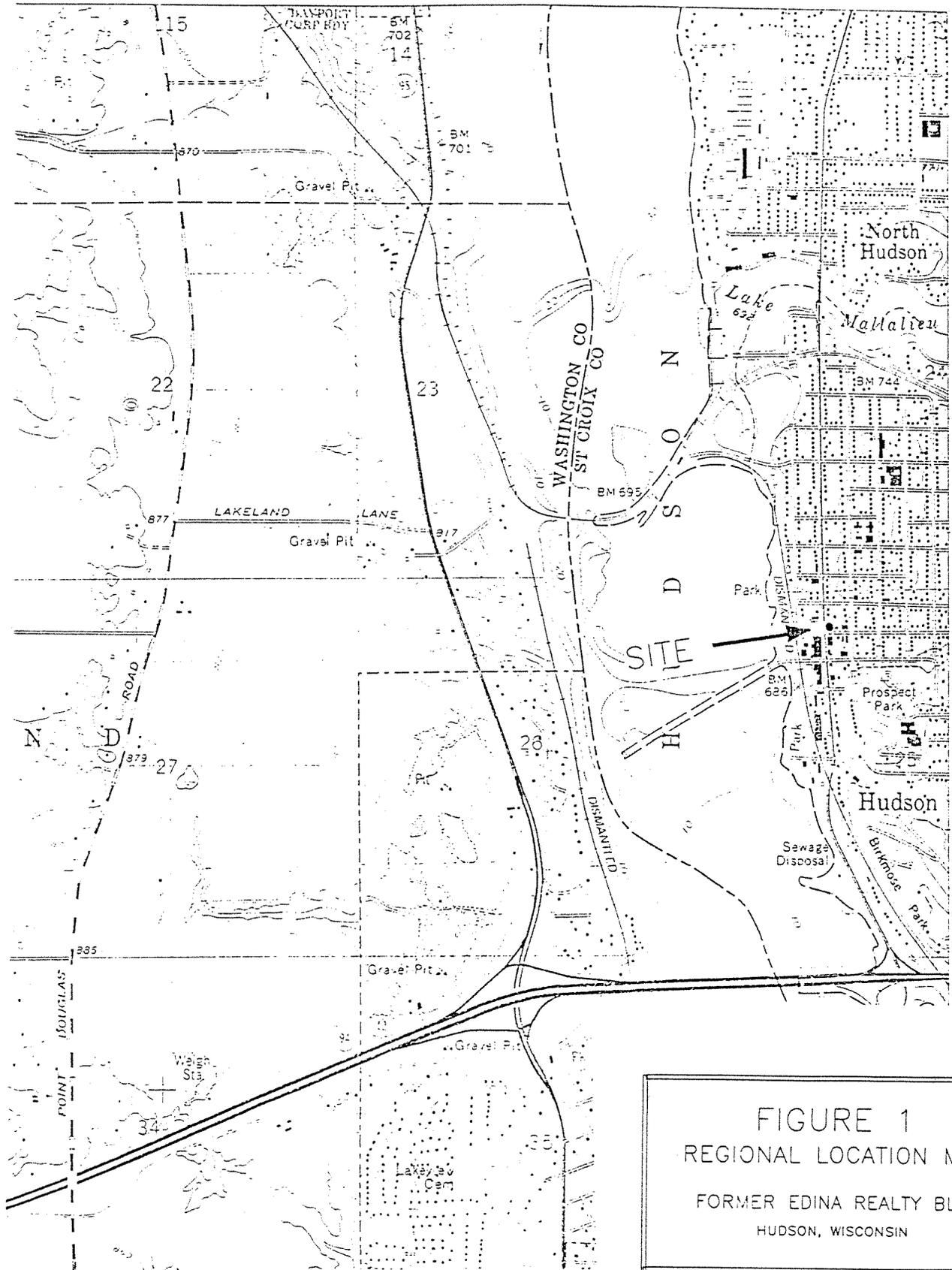


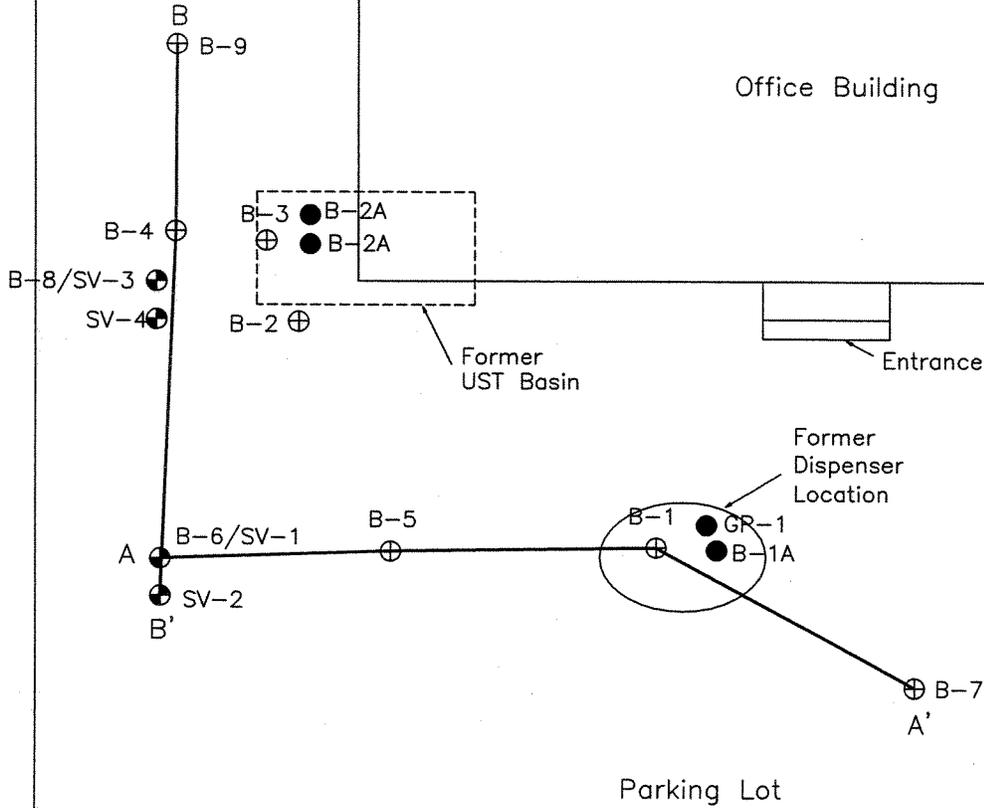
FIGURE 1  
 REGIONAL LOCATION MAP  
 FORMER EDINA REALTY BLDG.  
 HUDSON, WISCONSIN

Residential

Approximate Property Boundary

Parking Lot

Office Building



Approximate Property Boundary

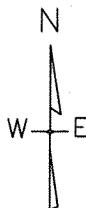
Residence

2nd Street - (Hwy 35)

Vine Avenue

### LEGEND

- ⊕ SV-2 Former Soil Vapor Extraction Point
- GP-1 Former Cedar Corp. Geoprobe Location
- ⊕ B-1 Former Omni Geoprobe Location
- B-1A Soil Boring Location, 3-4-03



### Figure 2

SITE MAP  
 FORMER EDINA REALTY BLDG.  
 HUDSON, WISCONSIN

7.5' 0 15'  
 APPROXIMATE SCALE: 1" = 15'

Drawn by: JTB

March 2003

PROJ. NO. 95-0100





**Pace Analytical Services, Inc.**  
 1700 Elm Street, Suite 200  
 Minneapolis, MN 55414  
 Phone: 612.607.1700  
 Fax: 612.607.6444

Lab Project Number: 1069858  
 Client Project ID: FORMER EDINA REALTY 95-0100

Lab Sample No: 104309174      Project Sample Number: 1069858-001      Date Collected: 03/04/03 00:00  
 Client Sample ID: BORING 1A      Matrix: Water      Date Received: 03/07/03 16:10

Parameters	Results	Units	Report Limit	Analyzed	By	CAS No.	Qual	RegLmt
<b>GC Volatiles</b>								
WI GRO and PVOC	Method: TPH GRO/PVOC WI							
Benzene	22.	ug/l	1.0	03/14/03 15:26	CAM	71-43-2		
Ethylbenzene	270	ug/l	1.0	03/14/03 15:26	CAM	100-41-4		
Toluene	390	ug/l	1.0	03/14/03 15:26	CAM	108-88-3		
Xylene (Total)	1300	ug/l	3.0	03/14/03 15:26	CAM	1330-20-7		
1,3,5-Trimethylbenzene	130	ug/l	1.0	03/14/03 15:26	CAM	108-67-8		
1,2,4-Trimethylbenzene	430	ug/l	1.0	03/14/03 15:26	CAM	95-63-6		
Gasoline Range Organics	7500	ug/l	500	03/14/03 15:26	CAM			
a.a.a-Trifluorotoluene (S)	171	%		03/14/03 15:26	CAM	98-08-8	1	

## REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,  
 without the written consent of Pace Analytical Services, Inc.



**TABLE 1**  
**Summary of Analytical Results - Soil/Bodrock Sample**  
 Former Edina Realty Site - Hudson, Wisconsin

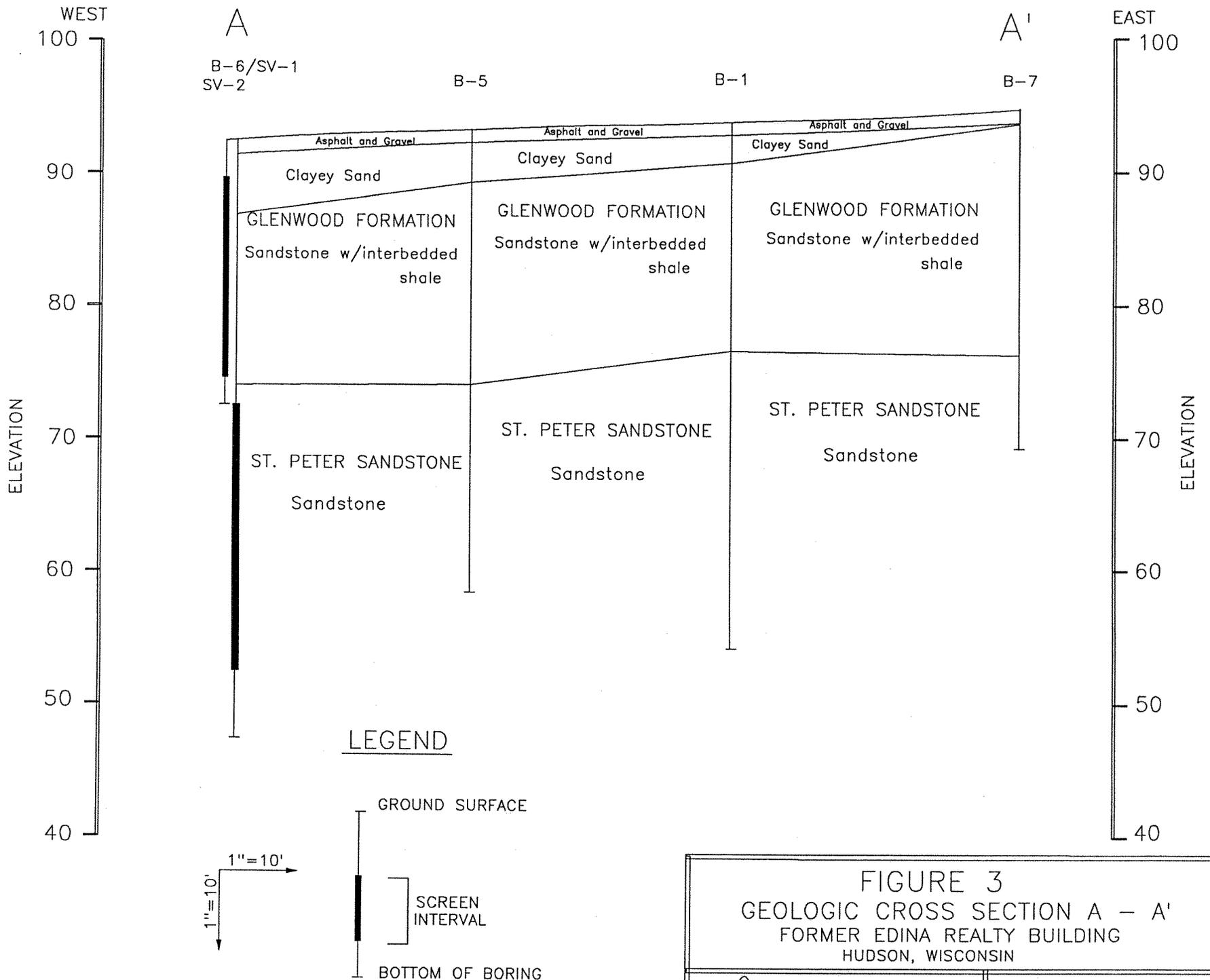
Parameter	Method Detection Limit	B-1 (9'-9.5')	B-1 (39'-39.5')	B-5 (14'-14.5')	B-5 (34'-34.5')	B-6 (18'-18.5')	B-6 (43'-43.5')
<b>Gasoline Range Organics: GROs WDNR Method</b>							
THC as gasoline	1.0	22	<1.0	340	<1.0	260	<1.0
<b>Petroleum Volatiles Organic Compounds: PVOCs WDNR Method EPA 8021/MDH465D</b>							
Benzene	0.02	0.06r	<0.02	2.3	<0.02	0.37r	<0.02
Toluene	0.02	0.09r	<0.02	7.0	<0.02	0.97r	<0.02
Ethylbenzene	0.01	0.24r	<0.01	7.0	<0.01	3.8	<0.01
Total Xylenes	0.04	0.36r	<0.04	25.5	<0.04	10.9	<0.04
MTBE	0.04	0.13r	0.20r	0.11r	<0.04	<0.08	<0.04
1,3,5 Trimethylbenzene	0.01	0.45r	<0.01	5.8	<0.01	6.1	0.02r
1,2,4 Trimethylbenzene	0.01	0.38r	<0.01	14.0	<0.01	8.3	0.02r
<b>Lead: Method 6010</b>							
Lead, Total	5.0	<5.0	<5.0	<5.0	<5.0	5.8	2.5
Units in mg/Kg = parts per million (ppm)							

r = Result is above the Method Detection Limit(MDL), but below the Practical Quantification Limit (PQL)  
 Other no-petroleum VOCs were detected above the MDL however they were mostly below the PQL (see lab report for more detail).

**TABLE 1 (continued)**  
**Summary of Analytical Results - Soil/Bodrock Sample**  
 Former Edina Realty Site - Hudson, Wisconsin

Parameter	Method Detection Limit	B-7 (23'-23.5')	B-8 (14'-14.5')	B-8 (39'-39.5')	B-9 (9'-9.5')	B-9 (29'-29.5')
<b>Gasoline Range Organics: GROs WDNR Method</b>						
THC as gasoline	1.0	<1.0	8.0	3.6	910	<0.02
<b>Petroleum Volatiles Organic Compounds: PVOCs WDNR Method EPA 8021/MDH465D</b>						
Benzene	0.02	<0.02	0.03r	<0.02	0.57r	<0.02
Toluene	0.02	<0.02	0.10r	<0.02	3.5r	<0.02
Ethylbenzene	0.01	<0.01	0.10r	<0.01	19.0	<0.01
Total Xylenes	0.04	<0.04	0.27r	0.05r	48.0	<0.04
MTBE	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
1,3,5 Trimethylbenzene	0.01	<0.01	0.06r	0.02r	20.0	<0.01
1,2,4 Trimethylbenzene	0.01	<0.01	0.20r	0.07r	39.0	0.02r
<b>Lead: Method 6010</b>						
Lead, Total	5.0	4.6	6.6	2.7	7.8	4.0
Units in mg/Kg = parts per million (ppm)						

r = Result is above the Method Detection Limit(MDL), but below the Practical Quantification Limit (PQL)  
 Other no-petroleum VOCs were detected above the MDL however they were mostly below the PQL (see lab report for more detail).



**FIGURE 3**  
**GEOLOGIC CROSS SECTION A - A'**  
**FORMER EDINA REALTY BUILDING**  
**HUDSON, WISCONSIN**

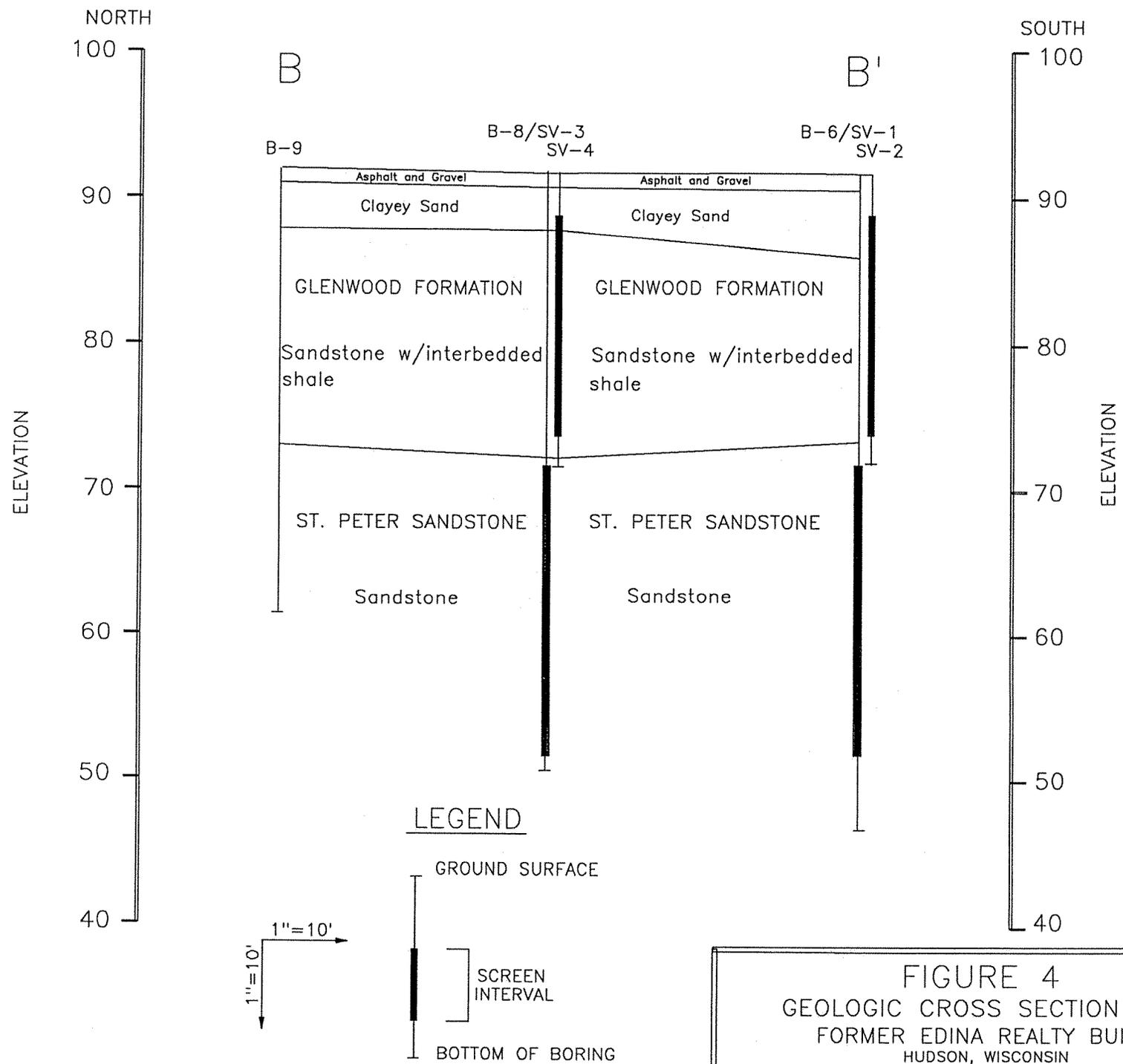
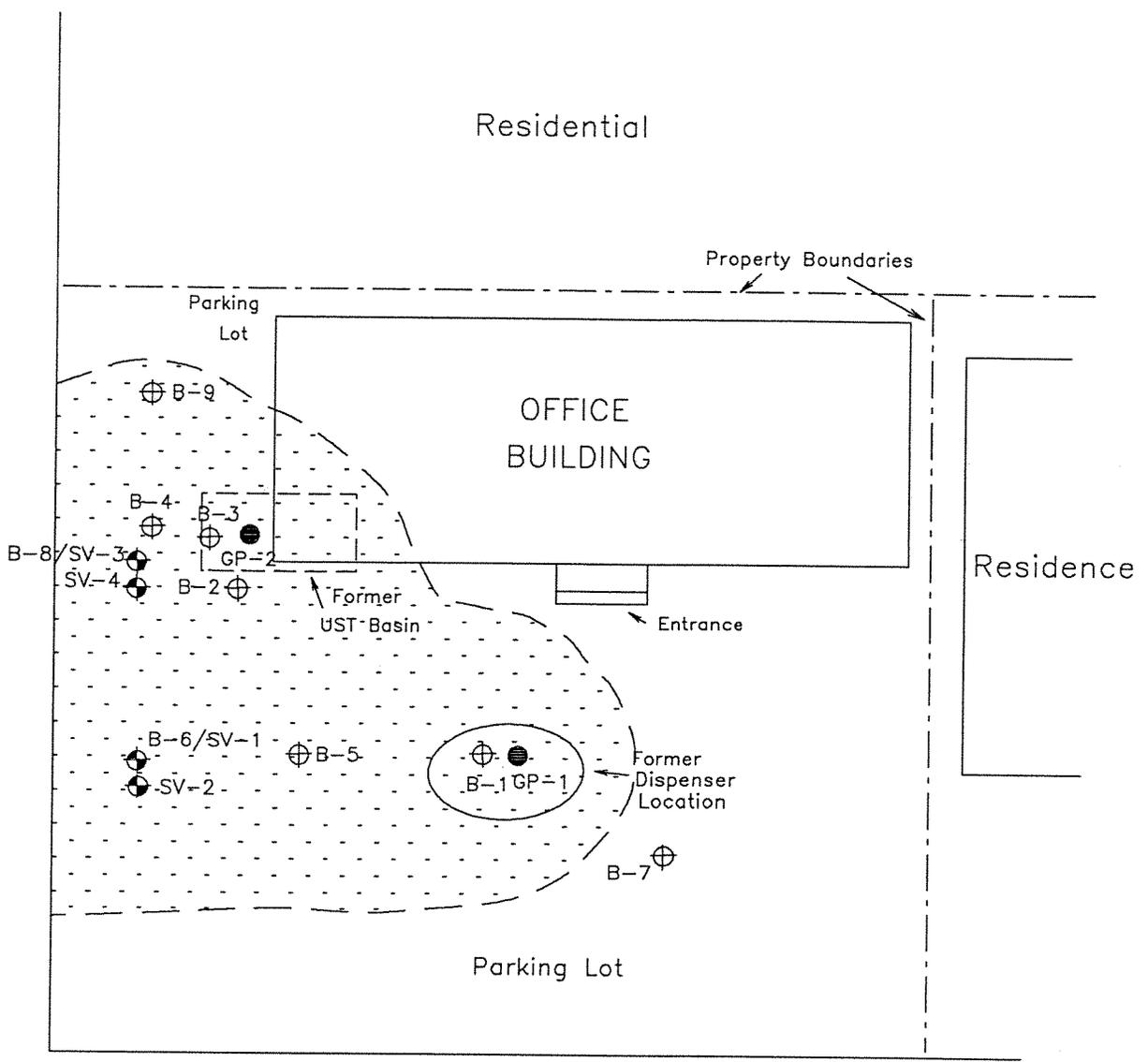


FIGURE 4  
 GEOLOGIC CROSS SECTION B - B'  
 FORMER EDINA REALTY BUILDING  
 HUDSON, WISCONSIN

2nd Street - (Hwy 35)



Residential

Property Boundaries

Parking Lot

OFFICE BUILDING

Residence

Former UST Basin

Entrance

Former Dispenser Location

Parking Lot

Vine Street/Avenue

LEGEND

- ⊕sv-1 Soil Vapor Extraction Points
- ⊕B-1 Proposed Boring Locations
- GP-1 Cedar Corp. Geoprobe Locations

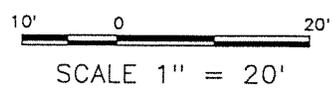
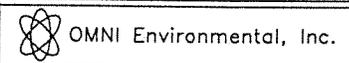
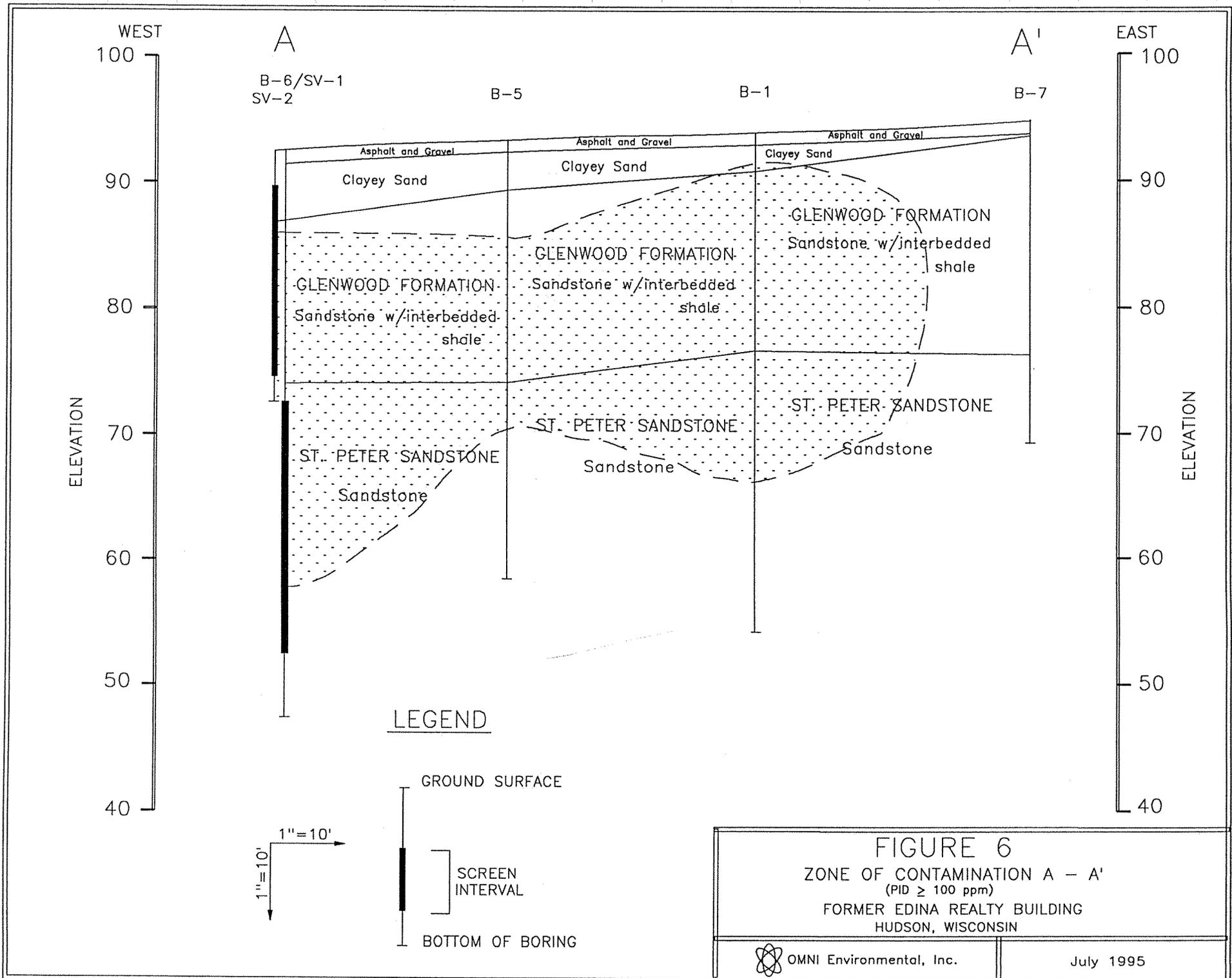


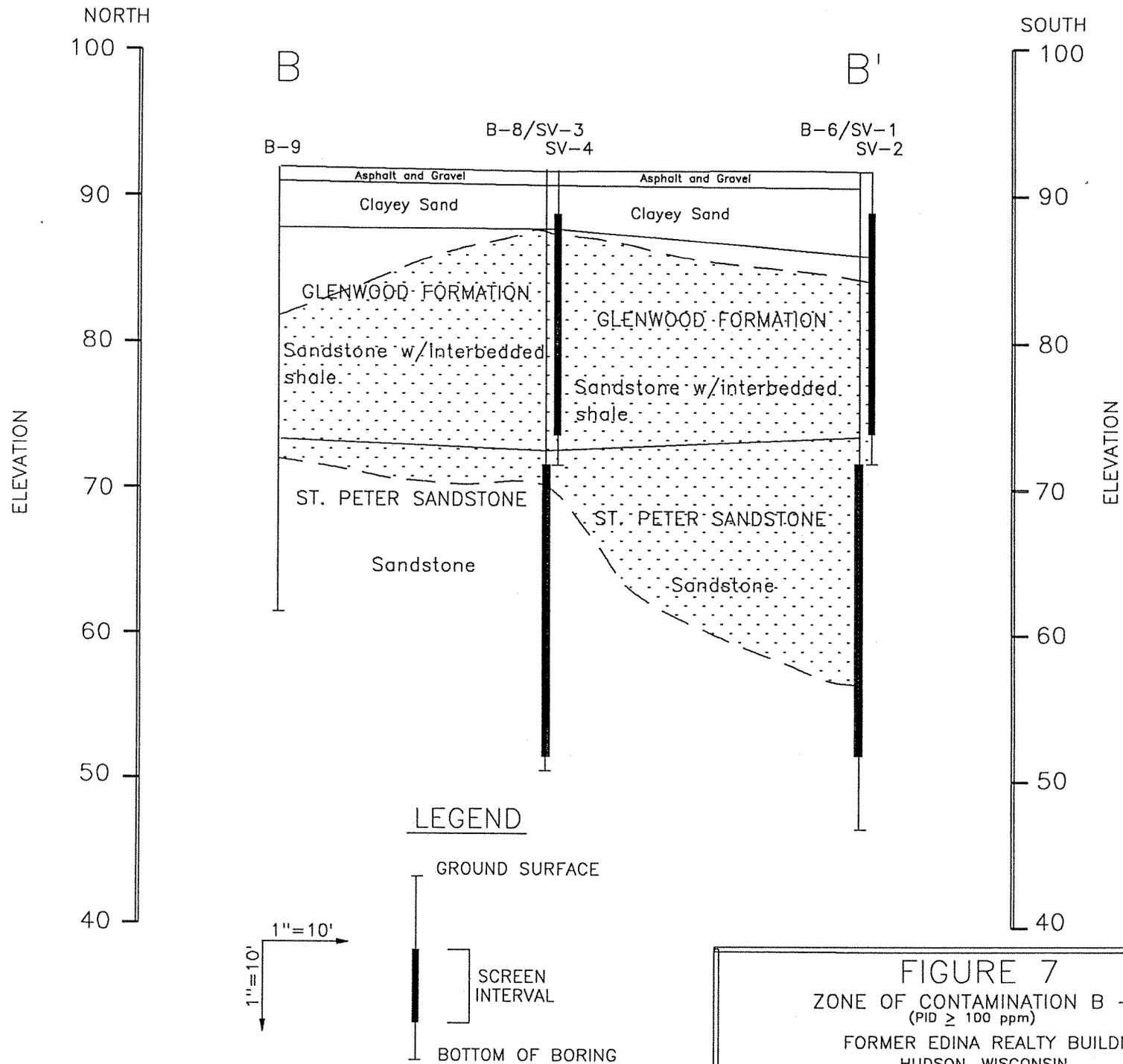
FIGURE 5

INFERRED ZONE OF CONTAMINATION  
PID Reading  $\geq$  100 ppm  
FORMER EDINA REALTY BLDG.  
HUDSON, WISCONSIN

July 1995







**FIGURE 7**  
**ZONE OF CONTAMINATION B - B'**  
 (PID  $\geq$  100 ppm)  
 FORMER EDINA REALTY BUILDING  
 HUDSON, WISCONSIN

I Edward W. Mayer believe that the legal description for the property (700 2<sup>nd</sup> Street South Hudson, WI) that has groundwater contamination exceeding ch. NR 140 enforcement standards, at the time case closure is requested has been submitted to the agency with administrative authority for the site as part of the groundwater GIS registry packet and that all information provided in the GIS registry packet is true to the best of my knowledge.



Edward W. Mayer

**Ed Mayer  
Mayer Aviation  
P.O. Box 279  
Lake Elmo, MN 55042**

November 10, 2003

Michael and Julie Leshner  
700 2<sup>nd</sup> Street South  
Hudson, WI 54016

Dear Mr. and Mrs. Leshner:

Groundwater Contamination appears to have originated on the property located at 700 2<sup>nd</sup> Street Hudson, Wisconsin. The levels of Benzene and Trimethylbenzene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Chapter NR 746 or Chapter Comm 46 if this site is eligible for closure under Chapter NR 746 or Comm 46 Wisconsin Administrative Code, and I will be requesting that the Department of Commerce 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 Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to:

Mr. Brian Taylor  
Wisconsin Department of Commerce  
Site Review Section  
P.O. Box 8044  
Madison, Wisconsin 53708

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

Mr. and Mrs. Leshner  
November 10, 2003  
Page

West 90 feet of Lot 6, Block "10", Buena Vista in the City of Hudson, St. Croix  
County, Wisconsin.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Driggers 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.

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

Sincerely,



Ed Mayer

cc: Wisconsin Department of Commerce