



October 11, 2018

MR DAVID ZEPczyk
FOUR CORNERS FOOD & SPIRITS
30015 COUNTY HIGHWAY E
MASON WI 54856

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Four Corners Tavern, 30015 County Highway E, Mason, Wisconsin
DNR BRRTS #03-04-104167 PECFA #54856-9726-78-A

Dear Mr. Zepczyk:

The Wisconsin Department of Natural Resources (DNR) considers the Four Corners Tavern site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. For commercial property transactions, you may be required to make disclosures under Wisconsin Statutes § 709.02. Certain continuing obligations also apply to affected property owners or rights-of-way holders. These are identified within each continuing obligation.

This final closure decision is based on the correspondence and data provided and is issued under Wisconsin Administrative Code §§ NR 726 and 727. The DNR's Northern Region Closure Committee reviewed the request for closure on September 6, 2018. The Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases. A request for remaining actions needed was issued in a letter by the DNR on January 5, 2018, and documentation that the conditions in that letter were met was received on August 2, 2018.

This site is currently operated as a bar/restaurant. Gasoline was sold historically at the site which was a former general store, grocery store and meat locker. Petroleum contamination from the former gasoline tanks and associated fuel delivery system affected soil and groundwater. Excavation of contaminated soil and remediation by natural attenuation were the remedial actions taken to address petroleum contamination in soil and groundwater. The potable well on-site was replaced with a new potable well. The conditions of closure and continuing obligations required are based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

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

- Sub-Slab Vapor Risk Screening Level for small commercial land use was used at the site. Current land or property use must be maintained to be protective. If changes in property use or land use to a large commercial/industrial land use or to a residential exposure setting are planned, an assessment must be made of whether the closure will be protective of the proposed use.

The attached DNR fact sheet “Continuing Obligations for Environmental Protection,” RR-819, helps to explain a property owner’s responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with Wis. Adm. Code § NR 812.09 (4) (w). This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program’s regional water supply specialist. This form can be obtained on-line at <https://dnr.wi.gov/files/PDF/forms/3300/3300-254.pdf>.

All site information is also on file at the DNR’s Northern Region office, at 107 Sutliff Avenue in Rhinelander, Wisconsin. This letter and information that was submitted with your closure request application, including any maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. § 292.11, to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
107 Sutliff Avenue
Rhinelander, WI 54501

Residual Groundwater Contamination (Wis. Adm. Code §§ NR 140, 812)

Groundwater contamination by petroleum compounds at greater than enforcement standards is present on this contaminated property in the vicinity of groundwater monitoring wells MW-1R and MW-2R, as shown on the attached Figure B.3.b: Groundwater Isoconcentration, prepared by REI and dated April 3, 2017. If you intend to construct a new well, or reconstruct an existing well, you’ll need prior DNR approval.

Residual Soil Contamination (Wis. Adm. Code §§ NR 718, chs. 500 to 536, or Wis. Stat. § 289)

Soil contamination by petroleum compounds remains beneath and northwest of the Four Corners Tavern building as indicated on the attached Figure B.2.b: Residual Soil Contamination, prepared by REI and dated April 3, 2017. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time

of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with Wis. Adm. Code § NR 718, with prior DNR approval. This continuing obligation also applies to Bayfield County as the ROW holders for County Highway E, and to the ROW holders for Four Corners Store Road.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater 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.

Structural Impediments (Wis. Stat. § 292.12 (2) (b), Wis. Adm. Code §§ NR 726.15, NR 727.07)

The tavern building and garage as shown on the attached Figures B.2.b: Residual Soil Contamination, and B.5 Structural Impediment Photos, made complete investigation and/or remediation of the soil contamination on this property impracticable. If the structural impediment(s) are to be removed, the property owner shall notify the DNR at least 45 days before removal and conduct an investigation of the degree and extent of petroleum contamination below the structural impediment(s). If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules.

Vapor Mitigation or Evaluation (Wis. Stat. § 292.12 (2), Wis. Adm. Code §§ NR 726.15, NR 727.07)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Commercial/Industrial Use: Soil vapor beneath the tavern building contains vapors at levels that would pose a long-term risk to human health, if allowed to migrate into an occupied building. Case closure is based on the following site-specific exposure assumptions: Vapor Risk Screening Levels were determined by the small commercial building land use. Therefore, use of this property is restricted to small commercial land use. If changes in property or land use are planned, the property owner must notify the DNR at least 45 days before changing the use and evaluate whether the closure is protective for the proposed use. Additional response actions may be necessary.

General Wastewater Permits for Construction Related Dewatering Activities

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

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

PECFA Reimbursement

Wis. Stat. § 101.143, requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the DNR Project Manager to determine the method for salvaging the equipment.

Per Wisconsin Act 55 (2015 State budget), a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If your final PECFA claim is not submitted within 180 days of incurring the costs, the costs will not be eligible for PECFA reimbursement.

In Closing

Please be aware that the case may be reopened pursuant to Wis. Adm. Code § NR 727.13, for any of the following situations:

- 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,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under Wis. Stat. § 292.15, or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR 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 DNR Project Manager Ralph N. Smith at (608) 261-6543, or by email at ralph.smith@wisconsin.gov. You can also contact me at (715) 685-2920, or by email at christopher.saari@wisconsin.gov.

Sincerely,



Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachments:

- Figure B.3.b: Groundwater Isoconcentration, REI, April 3, 2017
- Figure B.2.b: Residual Soil Contamination, REI, April 3, 2017
- Figure B.5 Structural Impediment Photos, REI, September 14-15, 2011
- Continuing Obligations for Environmental Protection, DNR Publication RR-819

cc: David Larsen – REI Engineering Inc. (via email)
Ralph Smith – DNR Madison (via email)

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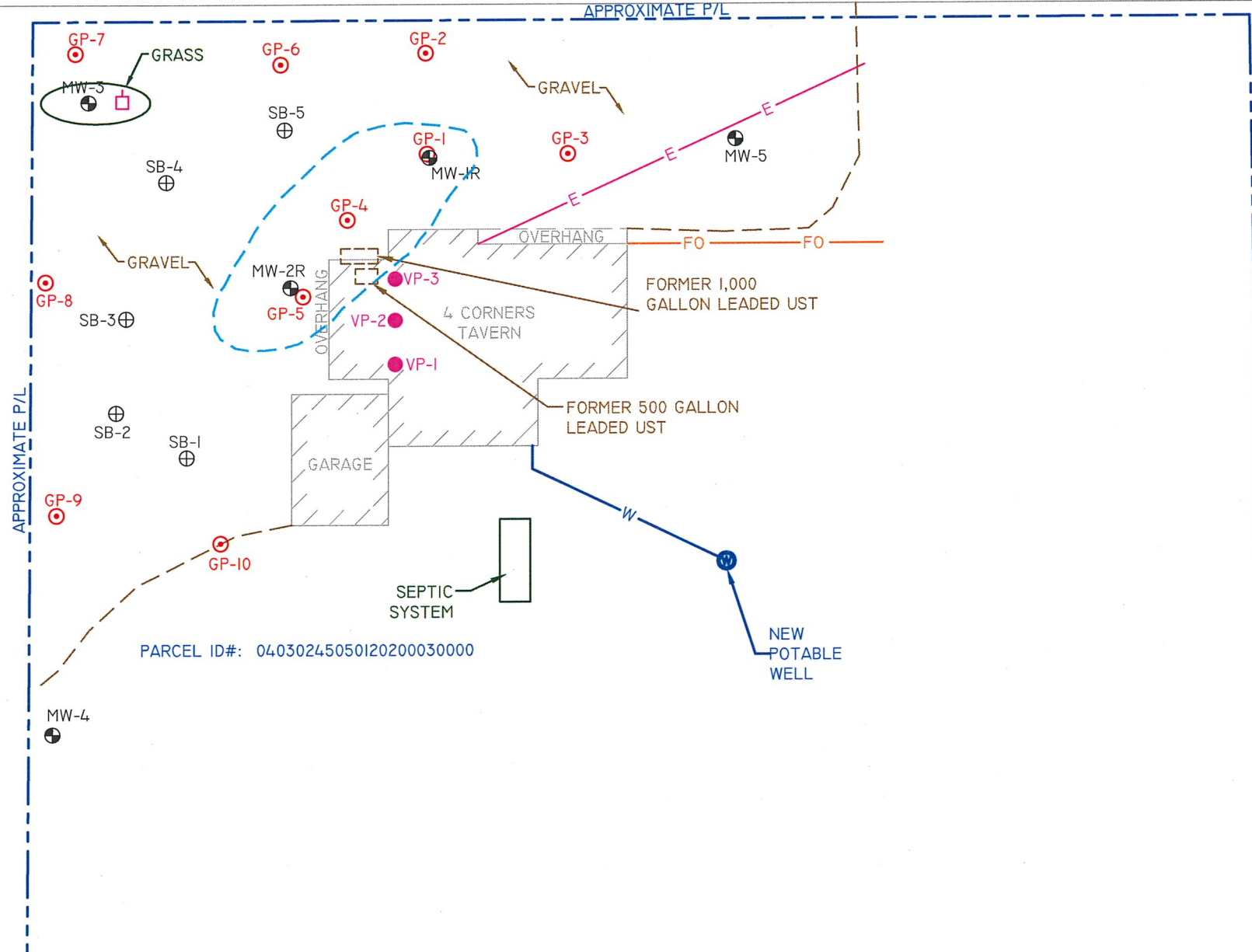
CTH
"E"

PARCEL ID#: 04030245050210100010000

FORMER
POTABLE
WELL

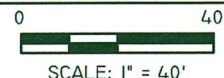
MW-6

FOUR CORNERS
STORE ROAD



PARCEL ID#: 04030245050120200030000

LEGEND



- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND ELECTRICAL LINE
- WATER LINE
- TELEPHONE LINE
- SOIL BORING
- MONITORING WELL
- GEOPROBE SOIL BORING
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
- VAPOR PROBE



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

FIGURE B.3.b: GROUNDWATER ISOCONCENTRATION

PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 4/3/2017
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REI Engineering, INC.

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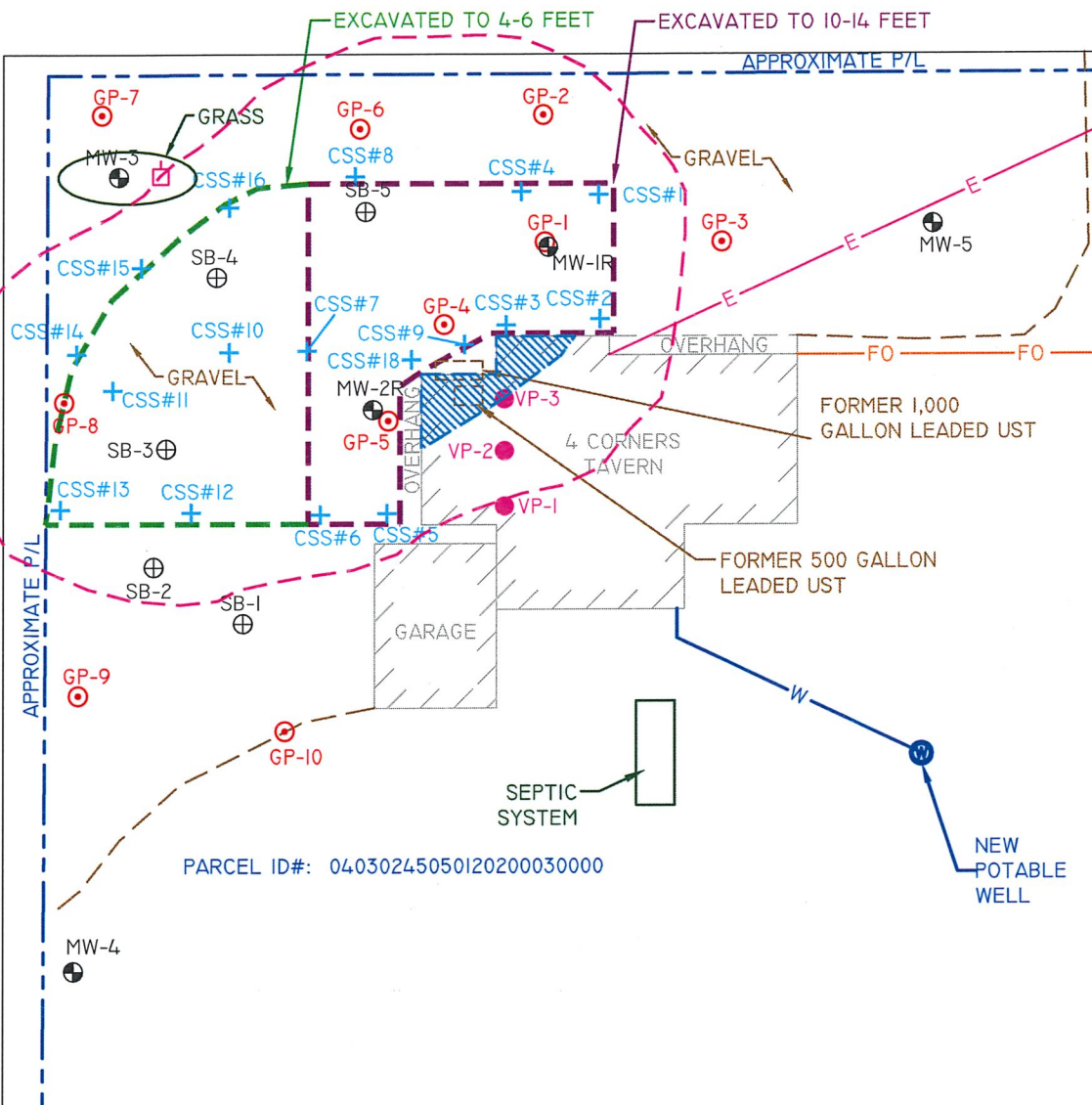
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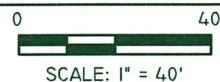
FORMER
POTABLE
WELL

FOUR CORNERS
STORE ROAD



PARCEL ID#: 04030245050120200030000

LEGEND



- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND ELECTRICAL LINE
- WATER LINE
- TELEPHONE LINE
- SOIL BORING
- MONITORING WELL
- GEOPROBE SOIL BORING
- EST. EXTENT OF RESIDUAL SOIL CONTAMINATION EXCEEDING DC RCL
- EST. EXTENT OF SOIL CONTAMINATION AT 4-12 FEET EXCEEDING GW PATHWAY RCL
- VAPOR PROBE



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

FIGURE B.2.b: RESIDUAL SOIL CONTAMINATION

PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 4/3/2017
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REI Engineering, INC.

B.5 Structural Impediment Photos



View of structural impediment from north



View of structural impediment from northwest



January 5, 2018

MR DAVID A ZEPczyk
FOUR CORNERS FOOD & SPIRITS
30015 COUNTY HWY E
MASON WI 54856

Subject: Remaining Actions Needed
Four Corners Tavern, 30015 County Hwy E, Mason, Wisconsin
DNR BRRTS #03-04-104167 PECFA #54856-9726-78-A

Dear Mr. Zepczyk:

On November 16, 2017, the Department of Natural Resources Northern Region (NOR) Closure Committee reviewed your request for closure of the case described above. The NOR Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. The following actions are needed to complete our review of your request. Upon completion of these actions, closure approval will be provided.

Remaining Actions Needed

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 for all wells must be submitted to DNR Project Manager Ralph Smith on Form 3300-005, found at <http://dnr.wi.gov/topic/groundwater/forms.html>.

Documentation

When the required actions have been completed, submit the appropriate documentation within sixty (60) days of the date of this letter, to verify their completion. At that point, your closure request can be approved and your case can be closed.

Submit all changes to the original closure request in one final, complete compact disk. The submittal of both an electronic and paper copy are required in accordance with s. NR 726.09 (1), Wis. Adm. Code.

GIS Registry

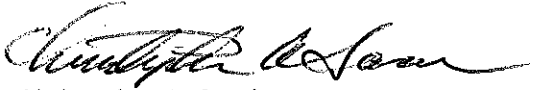
Your site will be listed on the DNR Remediation and Redevelopment Program's GIS Registry, to provide public notice of remaining contamination and continuing obligations. The continuing obligations will be specified in the final closure approval. Information that was submitted with your closure request application will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web), at <http://dnr.wi.gov/topic/Brownfields/rrsm.html>.

In Conclusion

We appreciate your efforts to restore the environment at this site. This remedial action project is nearing completion. I look forward to working with you to complete all remaining actions that are necessary to achieve closure.

If you have any questions regarding this letter, please contact the project manager, Ralph Smith, at (608) 261-6543, or by email at ralph.smith@wisconsin.gov.

Sincerely,



Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

cc: David Larsen – REI Engineering, Inc. (via email)
Ralph Smith – DNR Madison RR/5 (via email)

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information			
BRRTS No. 03-04-104167	VPLE No.		
Parcel ID No. 04-030-2-45-05-01-2 02-000-30000 (Tax ID 22385)			
FID No. 804014200	WTM Coordinates		
	X 447390.6	Y 660456.1	
BRRTS Activity (Site) Name Four Corners Tavern	WTM Coordinates Represent: <input checked="" type="checkbox"/> Source Area <input type="checkbox"/> Parcel Center		
Site Address 30015 CTH E	City Mason	State WI	ZIP Code 54856
Acres Ready For Use	3		

Responsible Party (RP) Name Mr. David Zepczyk			
Company Name Four Corners Tavern			
Mailing Address 30015 CO HWY E	City Mason	State WI	ZIP Code 54856
Phone Number (715) 765-4415	Email		
<input checked="" type="checkbox"/> Check here if the RP is the owner of the source property.			
Environmental Consultant Name David Larsen			
Consulting Firm REI Engineering, Inc.			
Mailing Address 4080 N. 20th Ave	City Wausau	State WI	ZIP Code 54401
Phone Number (715) 675-9784	Email dlarsen@reiengineering.com		

Fees and Mailing of Closure Request

- Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at <http://dnr.wi.gov/topic/Brownfields/Contact.html#tabx3>. Check all fees that apply:

<input checked="" type="checkbox"/> \$1,050 Closure Fee	<input checked="" type="checkbox"/> \$300 Database Fee for Soil
<input checked="" type="checkbox"/> \$350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)	Total Amount of Payment \$ <u>\$1,700.00</u>
	<input type="checkbox"/> Resubmittal, Fees Previously Paid
- Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

- A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The Four Corners Tavern is located at 30015 County Highway E in the NW 1/4 of the NW 1/4 of Section 01, Township 45 North, Range 05 West, Town of Lincoln, Bayfield County, Wisconsin. The property is located on the southeast quadrant of the intersection of County Highway E, Argo Road and Four Corners Store Road. The site is addressed as Mason, WI.
- B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
The site is currently operated as a bar/restaurant. Historic usage includes a general store, grocery store and meat locker. Gasoline was sold at the site in the past.
- C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
The site is zoned commercial. Surrounding properties are primarily zoned agricultural and forestry.
- D. Describe how and when site contamination was discovered.
Contamination was discovered on the site during a tank system site assessment following the removal of the underground storage tank (UST) dispensing system in June of 1996. The Wisconsin Department of Natural Resources was notified of the release on June 10, 1996.
- E. Describe the type(s) and source(s) or suspected source(s) of contamination.
Contamination is resultant of the former leaded and unleaded gasoline tanks and associated piping/dispensing systems.
- F. Other relevant site description information (or enter Not Applicable).
The site is located in the Town of Lincoln, but is addressed as the Town of Mason. Residual soil contamination notification was sent to the Town of Mason representatives, but the deed and signed statement reflect the legal description as describing the property in the Town of Lincoln.
- G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
The current BRRTS # associated with this property is 03-04-104167. There are no other cases associated with the subject property.
- H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
There are no investigations adjacent to the subject property.

2. General Site Conditions

- A. Soil/Geology
- i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
Soil types at the property consist primarily of tight clays to the maximum boring depth.
 - ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
A large area of petroleum impacted soil at the site was excavated. Therefore, the area of excavation, located to the north and northwest of the current bar/restaurant building, contains a large amount of fill. Fill consists of local red clay, overlain by pit run and gravel. Depths of the fill varies with the area north of the building being excavated and filled to depths of ten to fourteen (10-14) feet and the area to the northwest and west of the building being excavated and filled from four to six (4-6) feet.
 - iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
Bedrock was not encountered during this investigation but is expected to be crystalline and present at depths greater than 200 feet in this area (Trotta and Cotter, 1973).
 - iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The bar/restaurant building is the main feature of the site, with the entire parking lot being covered with gravel. The south side of the site is a mixture of natural vegetation including grasses, trees and a pond.
- B. Groundwater
- i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
Average static water level at the site is shallow, varying from approximately one (1) foot bls to six (6) feet bls. The

variance in water level reflects the relatively substantial drop in elevation from the bar area to the west towards Four Corners Store Road. There were no piezometers installed as a part of this investigation. Free product was not present and thus did not affect the water table elevation measurements.

- ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
Groundwater flow at the site has been consistently southwesterly toward Four Corners Store Road and the Marengo River. The northeast side of the site, northeast of the contaminant source, has consistently displayed an easterly flow component.
- iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
Based on the hydraulic gradient between monitoring wells MW1R and MW6, and published values for soil types at the site, calculated hydraulic conductivity at the site ranges from 0.03 ft/day to 0.005 ft/day or 1.2 ft/year to 1.8 ft/year. Estimated flow rates at the site range from 2.51 ft/year to 3.82 ft/year.
- iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).
The current potable well servicing the bar/restaurant is located southeast of the building approximately one hundred twenty (120) feet from the former UST bed. There are no municipal wells in the area as all properties are serviced by private on-site wells.

3. Site Investigation Summary

A. General

- i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.

June 6, 1996: WDNR notified of release.

July 8, 1996: WDNR receives Tank Closure Environmental Site Assessment Report

July 18, 1996: WDNR issues Responsible Party Letter

July 23, 1997: WDNR receives Status Update Report which included potable well sampling results

July 29, 2005: Responsible Party Letter issued to current owner

April 8, 2010: WDNR receives Site Investigation Workplan

June 15, 2010: WDNR on site to observe drilling activities. REI overseeing geoprobe advancement on site.

July 27-28, 2010: REI on site to oversee advancement of additional geoprobe soil borings and installation of monitoring wells MW1-MW6.

August 9, 2010: REI on site to sample select wells.

September 28, 2010: REI submits Site Investigation Report.

January 11, 2011: REI on site to sample monitoring well network.

February 9, 2011: REI on site to sample old potable well.

April 27, 2011: REI on site to sample monitoring well network and old potable well.

June 30, 2011: REI submits Update Report.

September 7, 2011: WDNR issues Vapor Intrusion (VI) Assessment Notification Letter

September 12-15, 2011: Soil excavation activities. Monitoring wells MW1 and MW2 abandoned during excavation activities. Monitoring wells MW1R and MW2R installed to replace abandoned wells.

September 23, 2011: REI on site to sample monitoring well network.

October 24, 2011: REI on site to sample new potable well.

February 7, 2012: REI on site to sample monitoring well network.

May 8, 2012: REI on site to sample monitoring well network and new potable well.

April 8, 2013: REI submits Update Report.

March 4, 2013: REI on site to sample monitoring well network and new potable well.

October 15, 2014: REI on site to sample monitoring well network and new potable well.

October 28, 2014: REI submits Update Report.

June 17, 2015: REI on site to sample monitoring well network and new potable well, install and sample sub slab vapor probes.

July 27, 2015: REI submits Update Report.

August 31, 2016: REI on site to sample new potable well.

October 5, 2016: REI on site to sample monitoring well network.

January 26, 2017: REI on site to sample monitoring well network and potable well.

February 22, 2017: WDNR receives Status Update Report submitted by REI.

March 14, 2017: WDNR approves PECFA costs associated with preparation of closure submittal.

- ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts. Soil contamination extends into the Bayfield County Highway E right-of-way to the north of the site and into the Town of Lincoln Four Corners Store Road right of way to the west of the site.
- iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

The west side of the bar/restaurant building on the source property is a structural impediment to the completion of the remediation of soil contamination at the site. Soil contamination exceeding the NTEDC standard is likely present beneath the foundation of the building. This information is based off of sidewall samples collected during the soil excavation. The building is built on a concrete block foundation with a poured concrete floor. If the building is razed, remodeled or moved in the future, the presence of direct contact soils beneath the current foundation should be reevaluated.

B. Soil

- i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Prior to the remedial excavation, soil contamination encompassed the majority of the north and west portions of the subject property, surrounding the area of the former UST basin and dispenser area. Soil contamination consisted of levels of benzene, ethylbenzene, xylenes and 1,2,4 trimethylbenzenes exceeding NR140 Non-Industrial Not-to-Exceed Direct Contact Residual Contaminant levels (NTEDC). In addition, toluene and 1,3,5 trimethylbenzenes were also present at levels exceeding NR 140 Groundwater Pathway Protection levels. Following excavation activities, the mass of petroleum impacted soils were greatly reduced, but due to physical encumbrances and other limitations, all impacted soil was not able to be removed. Contaminant levels of benzene, ethylbenzene, and naphthalene exceeding the NTEDC levels were revealed in confirmation soil samples. In addition, levels of toluene, xylenes, methyl-tert-butyl-ether (MTBE) and total trimethylbenzenes exceeded the GW Pathway Protection standard following the excavation.
- ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.

Prior to excavation, levels of benzene, ethylbenzene, xylenes, and trimethylbenzenes exceeding NTEDC levels were found in the upper four feet of the soil column. In addition, levels of toluene at levels exceeding the GW Pathway standards were also present in the upper four feet of the soil column. All identified soil contamination exceeding direct contact or groundwater pathway standards was removed during excavation activities. Beneath the footprint of the building, soils containing levels of petroleum compounds exceeding the NTEDC standards are likely present based on confirmation soil samples taken against the foundation during the soil excavation. This area can be seen on Figure B.2.

- iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/information in Attachment C.

Current soil cleanup standards were used for the preparation of this submittal.

C. Groundwater

- i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

Groundwater contamination has consistently been identified in monitoring wells MW1R (MW1) and MW2R (MW2). Monitoring wells MW1 and MW2 were removed during soil excavation activities and replaced with MW1R and MW2R. MW1R is located near the former UST system dispenser and MW2R is located just downgradient of the former UST basin, on the west side of the building. Benzene has consistently exceeded the enforcement standard in both wells, but levels of benzene have significantly declined since the excavation of impacted soils. There are no other contaminants of concern which exceed groundwater RCL or enforcement standards. Impacted water does come into contact with the building foundation on the northwest side of the building. Vapor sampling was conducted in this area and all detected levels were below WDNR residential sub slab vapor risk screening levels.

- ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

Free product has not been observed at the site.

D. Vapor

- i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.
Sub slab vapor sampling was conducted at the site and submitted to a state certified laboratory for analysis using the TO-15 method. Sampling was conducted at locations along the west wall of the basement of the bar/restaurant building.

- ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

Residential sub slab vapor risk screening levels were used to compare analyzed values. Results of sub slab sampling showed the presence of vapors, but all under WDNR residential sub slab vapor risk screening levels.

E. Surface Water and Sediment

- i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

Surface water and sediment were not an issue at the site. Concerns over potential impact to the Marengo River (850 feet southeast of source area) near the subject property were addressed to the extent practicable via the soil excavation. Due to the nature of the soils, direction of flow and dynamics of the plume, any impact to surface water or sediment is extremely unlikely.

- ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Surface water and sediment were not assessed as the contamination was contained to upland areas.

4. Remedial Actions Implemented and Residual Levels at Closure

- A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

A large scale soil excavation was conducted from September 12 through September 15, 2011. A total of 1,859.83 tons of impacted soil was removed from the site. The site was backfilled with red clay, pit run and gravel. The remedial action was summarized in the "Soil Excavation Report", dated October 20, 2011.

- B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.
There were no immediate or interim actions taken at the site.

- C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

A large scale soil excavation was completed at the site. The excavation removed approximately 1,859.83 tons of impacted soil. The excavation was effective in removing impacted soils, but due to structural impediments and other limitations, some

impacted soils were allowed to remain in place. An active remedial system at the site was not feasible due to the presence of red clays which are not conducive to the installation and operation of vacuum based systems.

- D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.
All soil and groundwater recovered from the site were taken to facilities for treatment and reuse.
- E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.
Soil contamination exceeding groundwater pathway standards will remain at the site and extending in to the County Highway E right-of-way and the Four Corners Store Road right-of-way. Unsaturated soil contamination will remain in an area just east of MW-1R outside of the excavation area at approximately four to six (4-6) feet. All other remaining residual soil contamination is below the average observed water table. Due to shallow average depths to groundwater at the site, all residual soil contaminated saturated and unsaturated is included on Figure B.2.b.
- F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.
Direct contact zone soils exceeding NR 720 RCLs were removed during soil excavation activities.
- G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.
Due to the high groundwater level at the site, it is difficult to delineate the smear zone from soils above the water table uniformly across the site. Based on groundwater elevation data gathered during the sampling events and confirmation soil samples collected during the excavation, it is likely that there are levels of benzene exceeding GW pathway standard levels remaining northeast of MW1R, above the observed low water table, but below the direct contact zone. In addition, levels of toluene, ethylbenzene, xylenes and total trimethylbenzenes in exceedance of GW pathway RCL standards also exist above the observed low water table. Levels of benzene and ethylbenzene exceed the GW pathway standard in the smear zone, along with levels of toluene, ethylbenzene, xylenes, MTBE, trimethylbenzenes and naphthalene exceeding the GW RCL.
- H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.
Residual soil and groundwater contamination will be addressed through natural attenuation. Following removal of accessible impacted soils, groundwater contaminant trends have steadily been on the decline. Soil contamination volume was greatly reduced via the excavation and natural attenuation should continually diminish the concentration of contamination. Soils exceeding direct contact standards will remain at the site, beneath the footprint of the on-site building. If this structural impediment is to be razed or significantly renovated in the future, the presence of these impacted soils in the direct contact zone should be reevaluated. If they are exposed, the soils should be treated as a solid waste and properly disposed of. Soils exceeding direct contact standards beneath the building footprint can be seen on the residual soil contamination figure, Figure B.2.b.
- I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).
Monitoring wells MW1R (MW1) and MW2R (MW2) are the only wells that have shown impact during this investigation. Before excavation, benzene levels at MW1 had reached levels as high as 21,900 ppb and benzene levels in MW2 had reached as high as 13,500 ppb. Following excavation, benzene and other contaminant levels have steadily and sharply decreased with benzene levels in MW1 falling to as low as 289 ppb in October 2016, with the most recent sampling event in January of 2017 revealing a level of 937 ppb benzene. MW2 benzene levels have also steadily decreased, with levels falling to as low as 5.6 ppb in the June 2015 event, with the most recent sampling event in January of 2017 revealing a level of 9.5 ppb.
- J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).
The majority of soil contamination was removed from the site via soil excavation. Groundwater was monitored on a long term basis and has demonstrated a continually decreasing contaminant trend following the excavation. Sub slab vapor levels were assessed and found to be below the residential sub slab vapor risk screening levels, which are the most restrictive levels.
- K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.
No system hardware was installed during this investigation.
- L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.
Exemptions are not necessary as the site will be placed on BRRTS Registry with residual soil and groundwater contamination.

M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

Detections in sub slab samples were all below DNR action levels based on the residential sub slab vapor risk screening levels (SS VRSL).

N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

Surface water and sediment were not an issue at the site. Concerns over potential impact to the Marengo River (850 feet southeast of source area) near the subject property were addressed to the extent practicable via the soil excavation. Due to the nature of the soils, direction of flow and dynamics of the plume, any impact to surface water or sediment is extremely unlikely.

5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

This situation applies to the following property or Right of Way (ROW):			Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.)	Maintenance Plan Required	
Property Type:					
Source Property	Affected Property (Off-Source)	ROW			
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None of the following situations apply to this case closure request.	NA
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Not Abandoned (filled and sealed)	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Continued Monitoring (requested or required)	Yes
v.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii.	<input type="checkbox"/>	<input type="checkbox"/>	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site-specific situation: (e. g., fencing, methane monitoring, other) (discuss with project manager before submitting the closure request)	Site specific

6. Underground Storage Tanks

- A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? Yes No
- B. Do any upgraded tanks meeting the requirements of ch. ATPC 93, Wis. Adm. Code, exist on the property? Yes No
- C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? Yes No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15(3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

- Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.
- Soil Analytical Results Table(s):** Table(s) showing all soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).
- Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.
- Vapor Analytical Table(s):** Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.
- Other Media of Concern (e.g., sediment or surface water):** Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.
- Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.
- Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

- Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, 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 attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.
- RR Sites Map:** From RR Sites Map ([http://dnrm.wisconsin.gov/si/?Viewer=RR Sites](http://dnrm.wisconsin.gov/si/?Viewer=RR%20Sites)) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

- B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).
- B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedance (0-4 foot depth).

B.3. Groundwater Figures

- B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:
- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
 - Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
 - Surface features, including buildings and basements, and show surface elevation changes.
 - Any areas of active remediation within the cross section path, such as excavations or treatment zones.
 - Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)
- B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.
- B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.
- B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

- B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.
- B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.
- B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

- B.5. Structural Impediment Photos:** One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)**Directions for Documentation of Remedial Action:**

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.
 - C.1. **Site investigation documentation**, that has not otherwise been submitted with the Site Investigation Report.
 - C.2. **Investigative waste** disposal documentation.
 - C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html>.
 - C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.
 - C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.
 - C.6. **Other.** Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)**Directions for Maintenance Plans and Photographs:**

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: <http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3>

- D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**
- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
 - Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
 - Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.
- D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.
- D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.
- D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: <http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf>.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:

For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

- No monitoring wells were installed as part of this response action.
- All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- Select One or More:**
- Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
- One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason (s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
- One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:

Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

- F.1. **Deed:** The most recent deed with legal description clearly listed.
- 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.*
- F.2. **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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- F.3. **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)**Directions for Notifications to Owners of Affected Properties:**

Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31- 19.39, Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at <http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf>

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
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. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Signatures and Findings for Closure Determination

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

- A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).
- The response action(s) for this site addresses media other than groundwater.

Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name

Title

Signature

Date


P.E. Stamp and Number

Hydrogeologist Certification

I David Larsen hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

David Larsen
Printed Name

Hydrogeologist
Title


Signature

6-8-17
Date

Table A.1.a
Summary of Groundwater Analytical Results
MW1/MW1R
Four Corners Tavern
Mason, Wisconsin

	ES	PAL	Date ->	MW1			Sept 2011	MW1R							
				7/28/2010	1/11/2011	4/27/2011		10/24/2011	2/7/2012	5/8/2012	3/4/2013	10/15/2014	6/17/2015	10/5/2016	1/26/2017
Dissolved Lead	15	1.5	mg/l	< 1.7	1.03*	NA		NA	NA	NA	NA	NA	NA	NA	NA
VOC Parameters															
Benzene	5	0.5	µg/l	8,800	21,900	8,380	Well	Well	3,540	3,010	1,650	1,020	1,320	289	937
Toluene	800	160	µg/l	5,100	5,290	3,240	Abandoned	Dry	143	69	23.6	< 5.0	<3.9	1.3	< 3.9
Ethylbenzene	700	140	µg/l	999	2,130	1,760	During		<i>287</i>	<i>268</i>	69	10.1	<3.9	8.3	7.4*
Xylenes (mixed isomers)	2,000	400	µg/l	3,440	4,410	9,770	Soil		<i>438</i>	143.9	20.0*	< 10	<12.5	1.95*	< 8.0
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 61	< 500	< 30.5	Excavation		< 12.2	< 7.6	< 7.6	< 1.7	<4.8	0.94*	< 4.8
Trimethylbenzenes (mixed isomers)	480	96	µg/l	630	2,150	2,416			69.6	62.7	9.0*	< 5.0	<9.1*	0.85*	< 4.2
Naphthalene	100	10	µg/l	< 89	NA	NA			NA	<i>18.2*</i>	<i>10.2</i>	< 25	<4.2	1.3	< 4.2
1,2-Dichloroethane	5	0.5	µg/l	585	NA	NA			233	NA	NA	74.5	NA	NA	NA

Notes:

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

Enforcement Standard exceeded

BOLD

Preventive Action Limit exceeded

Italics

NA = Not Analyzed

NS = Not Sampled

* = Estimated value, concentration between the Limit of Detection and the Limit of Quantitation

**Table A.1.b
Summary of Groundwater Analytical Results
MW2/MW2R
Four Corners Tavern
Mason, Wisconsin**

	ES	PAL	Date ->	MW2			Sept 2011	MW2R							
				8/9/2010	1/11/2011	4/27/2011		10/24/2011	2/7/2012	5/8/2012	3/4/2013	10/15/2014	6/17/2015	10/5/2016	1/26/2017
Dissolved Lead	15	1.5	mg/l	<i>9.18</i>	<i>2.88</i>	NA		NA	NA	NA	NA	NA	NA	NA	NA
VOC Parameters															
Benzene	5	0.5	µg/l	9,730	9,990	13,500	Well	89.0	87.7	176	83.3	19.3	5.6	21.4	9.5
Toluene	800	160	µg/l	16,300	10,900	16,600	Abandoned	<i>212</i>	1.4	1.9	0.08*	< 0.50	< 0.39	< 0.39	< 0.39
Ethylbenzene	700	140	µg/l	1,480	1,300	1,400	During	63.7	14.9	36.4	10.7	3.7	0.88*	6.9	2.5
Xylenes (mixed isomers)	2,000	400	µg/l	11,870	11,700	23,840	Soil	364.4	5.5	2.46*	2.1	< 1.0	< 1.25	2.5	0.92*
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 250	< 250	< 122	Excavation	4.0	< 0.61	1.5	0.64*	< 0.17	< 0.48	0.98*	< 0.48
Trimethylbenzenes (mixed isomers)	480	96	µg/l	2,202	3,390	3,057		<i>140.3</i>	14.5	3.5	< 4.0	< 0.50	< 0.84	7.1	4.1
Naphthalene	100	10	µg/l	< 500	NA	NA		NA	NA	4.0	1.1	< 2.5	< 0.42	2.5	0.66*
1,2-Dichloroethane	5	0.5	µg/l	239*	NA	NA		NA	5.7	NA	NA	<i>1.1</i>	NA	NA	NA

Notes:

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

Enforcement Standard exceeded

BOLD
<i>Italics</i>

Preventive Action Limit exceeded

NA = Not Analyzed

NS = Not Sampled

* = Estimated value, concentration between the Limit of Detection and the Limit of Quantitation

Table A.1.c
Summary of Groundwater Analytical Results
MW3
Four Corners Tavern
Mason, Wisconsin

	ES	PAL	Date ->	7/28/2010	1/11/2011	4/27/2011	Sept 2011	9/23/2011	2/7/2012	5/8/2012	3/4/2013	10/15/2014	6/17/2015	10/5/2016	1/26/2017
Dissolved Lead	15	1.5	mg/l	< 1.7	< 0.60	NA		NA	NA	NA	NA	NA	NA	NA	NA
VOC Parameters															
Benzene	5	0.5	µg/l	< 0.41	< 0.20	< 0.41	Soil	< 0.39	< 0.41	< 0.39	Not	< 0.50	<0.40	<0.40	<0.40
Toluene	800	160	µg/l	< 0.67	< 0.40	< 0.67	Excavation	< 0.42	< 0.67	< 0.42	Sampled	< 0.50	<0.39	<0.39	<0.39
Ethylbenzene	700	140	µg/l	< 0.54	< 0.20	< 0.54		< 0.41	< 0.54	< 0.41		< 0.50	<0.39	<0.39	<0.39
Xylenes (mixed isomers)	2,000	400	µg/l	< 1.8	< 0.40	< 1.8		< 0.87	< 1.8	< 0.87	Under	< 0.10	<1.25	< 0.80	< 0.80
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.61	< 0.50	< 0.61		< 0.38	< 0.61	< 0.38	6' Snow	< 0.17	<0.48	<0.48	<0.48
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.97	< 0.20	< 0.97		< 0.43	< 0.97	< 0.43	File	< 0.50	<0.84	<0.42	<0.42
Naphthalene	100	10	µg/l	< 0.89	NA	NA		NA	NA	NA		< 2.5	<0.42	<0.42	<0.42
1,2-Dichloroethane	5	0.5	µg/l	< 0.36	NA	NA		NA	< 0.36	< 0.40		< 0.17	NA	NA	NA

Notes:

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

Enforcement Standard exceeded

BOLD

Preventive Action Limit exceeded

Italics

NA = Not Analyzed

NS = Not Sampled

* = Estimated value, concentration between the Limit of Detection and the Limit of Quantitation

Table A.1.d
Summary of Groundwater Analytical Results
MW4
Four Corners Tavern
Mason, Wisconsin

	ES	PAL	Date ->	8/9/2010	1/11/2011	4/27/2011	Sept 2011	9/23/2011	2/7/2012	5/8/2012	3/4/2013	10/15/2014	6/17/2015	10/5/2016	1/26/2017
Dissolved Lead	15	1.5	mg/l	< 0.60	< 0.60	NA		NA	NA	NA	NA	NA	NA	NA	NA
VOC Parameters															
Benzene	5	0.5	µg/l	< 0.20	< 0.20	< 0.41	Soil	< 0.39	< 0.41	< 0.39	< 0.39	< 0.50	<0.40	<0.40	<0.40
Toluene	800	160	µg/l	< 0.40	< 0.40	< 0.67	Excavation	< 0.42	< 0.67	< 0.42	< 0.42	< 0.50	<0.39	<0.39	<0.39
Ethylbenzene	700	140	µg/l	< 0.20	< 0.20	< 0.54		< 0.41	< 0.54	< 0.41	< 0.41	< 0.50	<0.39	<0.39	<0.39
Xylenes (mixed isomers)	2,000	400	µg/l	< 0.40	< 0.40	< 1.8		< 0.87	< 1.8	< 0.87	< 0.87	< 1.0	<1.25	< 0.80	< 0.80
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.50	< 0.50	< 0.61		< 0.38	< 0.61	< 0.38	< 0.38	< 0.17	<0.48	<0.48	<0.48
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.20	< 0.20	< 0.97		< 0.43	< 0.97	< 0.43	< 0.43	< 0.50	<0.84	<0.42	<0.42
Naphthalene	100	10	µg/l	< 1.0	< 1.0	NA		NA	NA	NA	NA	< 2.5	<0.42	<0.42	<0.42
1,2-Dichloroethane	5	0.5	µg/l	< 0.30	< 0.30	NA		NA	< 0.36	< 0.40	< 0.40	< 0.17	NA	NA	NA

Notes:

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

Enforcement Standard exceeded

BOLD
<i>Italics</i>

Preventive Action Limit exceeded

NA = Not Analyzed

NS = Not Sampled

* = Estimated value, concentration between the Limit of Detection and the Limit of Quantitation

Table A.1.e
Summary of Groundwater Analytical Results
MW5
Four Corners Tavern
Mason, Wisconsin

	ES	PAL	Date ->	7/28/2010	1/11/2011	4/27/2011	Sept 2011	9/23/2011	2/7/2012	5/8/2012	3/4/2013	10/15/2014	6/17/2015	10/5/2016	1/26/2017
Dissolved Lead	15	1.5	mg/l	< 1.7	< 0.60	NA		NA	NA	NA	NA	NA	NA	NA	NA
VOC Parameters															
Benzene	5	0.5	µg/l	< 0.20	< 0.20	< 0.41	Soil	< 0.39	< 0.41	< 0.39	< 0.39	< 0.50	<0.40	<0.40	<0.40
Toluene	800	160	µg/l	< 0.40	< 0.40	< 0.67	Excavation	< 0.42	< 0.67	< 0.42	< 0.42	< 0.50	<0.39	<0.39	<0.39
Ethylbenzene	700	140	µg/l	< 0.20	< 0.20	< 0.54		< 0.41	< 0.54	< 0.41	< 0.41	< 0.50	<0.39	<0.39	<0.39
Xylenes (mixed isomers)	2,000	400	µg/l	< 0.40	< 0.40	< 1.8		< 0.87	< 1.8	< 0.87	< 0.87	< 1.0	<1.25	< 0.80	< 0.80
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.50	< 0.50	< 0.61		< 0.38	< 0.61	< 0.38	< 0.38	< 0.17	<0.48	<0.48	<0.48
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.20	< 0.20	< 0.97		< 0.43	< 0.97	< 0.43	< 0.43	< 0.50	<0.84	<0.42	<0.42
Naphthalene	100	10	µg/l	< 1.0	< 1.0	NA		NA	NA	NA	NA	< 2.5	<0.42	<0.42	<0.42
1,2-Dichloroethane	5	0.5	µg/l	< 0.30	< 0.30	NA		NA	< 0.36	< 0.40	< 0.40	< 0.17	NA	NA	NA

Notes:

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

Enforcement Standard exceeded

BOLD
<i>Italics</i>

Preventive Action Limit exceeded

NA = Not Analyzed

NS = Not Sampled

* = Estimated value, concentration between the Limit of Detection and the Limit of Quantitation

Table A.1.f
Summary of Groundwater Analytical Results
MW6
Four Corners Tavern
Mason, Wisconsin

	ES	PAL	Date ->	8/9/2010	1/11/2011	4/27/2011	Sept 2011	9/23/2011	2/7/2012	5/8/2012	3/4/2013	10/15/2014	6/17/2015	10/5/2016	1/26/2017
Dissolved Lead	15	1.5	mg/l	< 0.60	< 0.60	NA		NA	NA	NA	NA	NA	NA	NA	NA
VOC Parameters															
Benzene	5	0.5	µg/l	< 0.20	< 0.20	< 0.41	Soil	< 0.39	< 0.41	< 0.39	< 0.39	< 0.50	<0.40	<0.40	<0.40
Toluene	800	160	µg/l	< 0.40	< 0.40	< 0.67	Excavation	< 0.42	< 0.67	< 0.42	< 0.42	< 0.50	<0.39	<0.39	<0.39
Ethylbenzene	700	140	µg/l	< 0.20	< 0.20	< 0.54		< 0.41	< 0.54	< 0.41	< 0.41	< 0.50	<0.39	<0.39	<0.39
Xylenes (mixed isomers)	2,000	400	µg/l	< 0.40	< 0.40	< 1.8		< 0.87	< 1.8	< 0.87	< 0.87	< 1.0	<1.25	< 0.80	< 0.80
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.50	< 0.50	< 0.61		< 0.38	< 0.61	< 0.38	< 0.38	< 0.17	<0.48	<0.48	<0.48
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.20	< 0.20	< 0.97		< 0.43	< 0.97	< 0.43	< 0.43	< 0.50	<0.84	<0.42	<0.42
Naphthalene	100	10	µg/l	< 1.0	< 1.0	NA		NA	NA	NA	NA	< 2.5	<0.42	<0.42	<0.42
1,2-Dichloroethane	5	0.5	µg/l	< 0.30	< 0.30	NA		NA	< 0.36	< 0.40	< 0.40	< 0.17	NA	NA	NA

Notes:

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

Enforcement Standard exceeded

BOLD
<i>Italics</i>

Preventive Action Limit exceeded

NA = Not Analyzed

NS = Not Sampled

* = Estimated value, concentration between the Limit of Detection and the Limit of Quantitation

Table A.1.g
Summary of Groundwater Analytical Results
Potable Well
Four Corners Tavern
Mason, Wisconsin

VOC Parameters			Date ->	Old Potable Well		New Potable Well								
				2/9/2011	4/27/2011	Sept 2011	10/24/2011	2/7/2012	5/8/2012	3/4/2013	10/15/2014	6/17/2015	8/31/2016	1/26/2017
Benzene	5	0.5	µg/l	< 0.20	< 0.038	Soil	< 0.39	NS	< 0.41	< 0.41	< 0.073	<0.21	< 0.086	< 0.086
Toluene	800	160	µg/l	< 0.40	< 0.045	Excavation	< 0.40	NS	< 0.67	< 0.67	< 0.11	<0.12	< 0.080	< 0.080
Ethylbenzene	700	140	µg/l	< 0.20	< 0.034		< 0.41	NS	< 0.54	< 0.54	< 0.096	<0.23	< 0.051	< 0.051
Xylenes (mixed isomers)	2,000	400	µg/l	< 1.00	< 0.12		< 0.87	NS	< 1.8	< 1.8	< 0.21	<0.41	< 0.073	< 0.073
Methyl tert-Butyl Ether (MTBE)	60	12	µg/l	< 0.50	< 0.040		< 0.38	NS	< 0.61	< 0.61	< 0.12	NA	< 0.058	< 0.058
Trimethylbenzenes (mixed isomers)	480	96	µg/l	< 0.20	< 0.050		< 0.43	NS	< 0.97	< 0.97	< 0.25	NA	< 0.083	< 0.083
Naphthalene	100	10	µg/l	< 1.00	< 0.058		< 0.40	NS	< 0.89	< 0.89	< 0.50	NA	< 0.064	< 0.064
1,2-Dichloroethane	5	0.5	µg/l	< 0.30	< 0.044		NA	NS	< 0.36	< 0.36	< 0.10	<0.17	< 0.092	< 0.092

Notes:

ES = NR140.10 Enforcement Standards

PAL = NR140.10 Preventive Action Limits

Enforcement Standard exceeded

BOLD
<i>Italics</i>

Preventive Action Limit exceeded

NA = Not Analyzed

NS = Not Sampled

* = Estimated value, concentration between the Limit of Detection and the Limit of Quantitation

Table A.2.a
Soil Analytical Results Table - Geoprobes
Four Corners Tavern
Mason, WI

Parameter	NTEDC	GW	Units	GP1		GP2	GP3	GP4	GP4	GP5	GP5
			Date	6/15/2010		6/15/2010	6/15/2010	6/15/2010	6/15/2010	6/15/2010	6/15/2010
			Depth (ft)	2-4	8-10	6-8	6-8	2-4	4-6	2-4	6-8
			Saturated Y/N	N	Y	Y	Y	N	Y	N	Y
Lead	50		mg/kg	24.9	8.5	7.96	NA	NA	19	NA	6.39
VOC Parameters											
Benzene	1,490	5.1	µg/kg	19,200	<i>11,300</i>	<i>2,020</i>	<i>143</i>	22,900	<i>12,000</i>	13,500	<i>5,000</i>
Toluene	818,000	1,107.2	µg/kg	<i>70,600</i>	<i>35,000</i>	<i>8,450</i>	<i>92</i>	<i>95,600</i>	<i>30,200</i>	<i>74,900</i>	<i>17,300</i>
Ethylbenzene	7,470	1,570	µg/kg	317,000	<i>86,800</i>	<i>5,600</i>	<i>103</i>	99,400	<i>120,000</i>	107,000	<i>3,650</i>
Xylenes (mixed isomers)	258,000	3,940	µg/kg	1,010,000	<i>289,000</i>	<i>18,210</i>	<i>143</i>	328,100	<i>437,000</i>	370,000	<i>21,070</i>
Methyl tert-Butyl Ether (MTBE)	5,940	27	µg/kg	< 2,200	< 1,100	< 55	< 11	< 550	< 1,100	< 1,100	< 55
1,2,4-Trimethylbenzene	89,800	1,382.1	µg/kg	601,000	<i>187,000</i>	10,800	< 13	153,000	<i>185,000</i>	188,000	9,000
1,3,5-Trimethylbenzene	NA		µg/kg	<i>217,000</i>	<i>69,400</i>	4,000	< 18	<i>58,100</i>	<i>69,500</i>	<i>72,600</i>	3,140

Parameter	NTEDC	GW	Units	GP6		GP7	GP8		GP9	GP10
			Date	6/15/2010		6/15/2010	6/15/2010		6/15/2010	6/15/2010
			Depth (ft)	4-6	6-8	4-6	2-4	4-6	4-6	4-6
			Saturated Y/N	Y	Y	Y	Y	Y	Y	Y
Lead	50		mg/kg	NA	5.93	NA	NA	6.84	NA	NA
VOC Parameters										
Benzene	1,490	5.1	µg/kg	<i>2,910</i>	<i>4,710</i>	< 16	93	<i>7,430</i>	< 16	< 16
Toluene	818,000	1,107.2	µg/kg	<i>2,770</i>	<i>8,300</i>	< 17	133	<i>37,900</i>	88	72
Ethylbenzene	7,470	1,570	µg/kg	849	<i>2,030</i>	< 18	70	<i>11,100</i>	84	60
Xylenes (mixed isomers)	258,000	3,940	µg/kg	<i>2,745</i>	<i>8,060</i>	< 21	254	<i>63,000</i>	308	233
Methyl tert-Butyl Ether (MTBE)	5,940	27	µg/kg	< 11	< 11	< 11	< 25	< 160	< 11	< 11
1,2,4-Trimethylbenzene	89,800	1,382.1	µg/kg	1,330	3,100	< 13	82	31,500	76	< 13
1,3,5-Trimethylbenzene	NA		µg/kg	483	1,020	< 18	< 25	<i>11,000</i>	65	< 18

Notes:

NTEDC = NR 720 Non-Industrial Not-to-Exceed Direct Contact Levels

GW = NR 140 Groundwater Pathway Protection Levels

RCL = NR 720.09 Residual Contaminant Levels

Direct Contact RCL Exceedance

BOLD
<i>Italics</i>

Groundwater Pathway Exceedance

NA = Not Analyzed

Direct Contact values enforceable in top 4 feet.

**Table A.2.b
Soil Analytical Results Table - Soil Borings
Four Corners Tavern
Mason, WI**

Parameter	NTEDC	GW	Units	SB1	SB2	SB3	SB4		SB5		MW5	MW6
				Date	7/28/2010	7/28/2010	7/28/2010	7/28/2010		7/28/2010		7/28/2010
			Depth (ft)	2-4	3-4	4-4.5	3-4	5-6	3-4	4-5	4-5	3-3.5
			Saturated Y/N	Y	Y	Y	Y	Y	N	Y	Y	Y
VOC Parameters												
Benzene	1,490	5.1	µg/kg	< 25	84	4,980	771	784	447	7,940	< 25	< 25
Toluene	818,000	1,107.2	µg/kg	56.1*	50.9*	22,000	1,420	4,170	64.8*	34,200	< 25	< 25
Ethylbenzene	7,470	1,570	µg/kg	< 25	110	6,880	5,220	2,670	103	21,800	< 25	< 25
Xylenes (mixed isomers)	258,000	3,940	µg/kg	< 50	282	40,300	18,130	12,360	93.8*	69,900	< 50	< 50
Methyl tert-Butyl Ether (MTBE)	5,940	27	µg/kg	< 25	< 25	198	166*	118	< 25	636	< 25	< 25
1,2,4-Trimethylbenzene	89,800	1,382.1	µg/kg	< 25	175	18,800	11,300	6,750	53.4*	27,800	< 25	< 25
1,3,5-Trimethylbenzene	NA		µg/kg	< 25	105	6,510	5,550	2,950	< 25	14,600	< 25	< 25

Notes:

NTEDC = NR 720 Non-Industrial Not-to-Exceed Direct Contact Levels

GW = NR 140 Groundwater Pathway Protection Levels

RCL = NR 720.09 Residual Contaminant Levels

Direct Contact RCL Exceedance

BOLD

Groundwater Pathway Exceedance

Italics

NA = Not Analyzed

Direct Contact values enforceable in top 4 feet.

Table A.2.c
Soil Analytical Results Table - Soil Excavation
Four Corners Tavern
30015 County Road E
Mason, WI

Parameter	NTEDC	GW	Location Depth (ft)	CSS #1		CSS #2		CSS #3		CSS #4	
				4	10	4	12	5	12	4	13
Moisture (Percentage)				29.80%	25.60%	27.80%	24.00%	10.60%	26.20%	22.30%	26.50%
PID Result (PID Units)				711	188	35.9	93.9	801	305	1,057	100.3
Saturated Y/N				Y	Y	Y	Y	N	Y	Y	Y
VOC Parameters											
Benzene	1,490	5.1	µg/kg	<i>848</i>	<i>587</i>	< 25	282	< 200	1,220	3,330	781
Toluene	818,000	1,107.2	µg/kg	393	<i>1,170</i>	< 25	862	379*	<i>1,320</i>	<i>1,800</i>	<i>1,190</i>
Ethylbenzene	7,470	1,570	µg/kg	305	333	< 25	395	2,890	358	564	338
Xylenes (mixed isomers)	258,000	3,940	µg/kg	780	1,850	< 50	1,694	15,990	1,867	1,842	1,645
Methyl tert-Butyl Ether (MTBE)	5,940	27	µg/kg	< 25	< 25	< 25	< 25	< 200	< 25	< 25	< 25
1,2,4-Trimethylbenzenes	89,800	1,382.1	µg/kg	485	927	< 25	839	19,100	681	472	807
1,3,5-Trimethylbenzenes	NA		µg/kg	231	280	< 25	261	11,100	189	171	228
Naphthalene	5,150	658.2	µg/kg	166	288	< 25	279	2,530	239	167	303

Parameter	NTEDC	GW	Location Depth (ft)	CSS #5		CSS #6	CSS #7		CSS #8		CSS #9
				4	12	4	6	10	4	12	4
Moisture (Percentage)				23.80%	25.10%	26.70%	26.50%	34.00%	26.60%	27.60%	22.20%
PID Result (PID Units)				40.6	203	1.3	726	501	556	2,205	1,702
Saturated Y/N				Y	Y	Y	Y	Y	Y	Y	Y
VOC Parameters											
Benzene	1,490	5.1	µg/kg	< 25	<i>948</i>	<i>41.9*</i>	<i>4,110</i>	<i>3,280</i>	<i>2,740</i>	<i>5,210</i>	< 1,000
Toluene	818,000	1,107.2	µg/kg	< 25	<i>89.4</i>	< 25	<i>7,250</i>	<i>7,710</i>	<i>1,140</i>	<i>6,950</i>	< 1,000
Ethylbenzene	7,470	1,570	µg/kg	< 25	296	< 25	1,030	1,340	609	1,530	16,800
Xylenes (mixed isomers)	258,000	3,940	µg/kg	< 50	854	201.4*	6,410	9,040	1,555	6,850	59,160
Methyl tert-Butyl Ether (MTBE)	5,940	27	µg/kg	< 25	< 25	< 25	< 25	41*	< 25	< 25	1,610*
1,2,4-Trimethylbenzenes	89,800	1,382.1	µg/kg	< 25	337	42.9*	2,160	3,790	487	3,050	18,900
1,3,5-Trimethylbenzenes	NA		µg/kg	< 25	99.9	< 25	655	1,190	180	1,060	74,000
Naphthalene	5,150	658.2	µg/kg	< 25	61.1*	< 25	516	812	225	800	7,770

Parameter	NTEDC	GW	Location Depth (ft)	CSS #10	CSS #11	CSS #12	CSS #13	CSS #14	CSS #15	CSS #16	CSS #18
				5	5	4	4	NA	4	4	5
Moisture (Percentage)				26.40%	23.50%	23.60%	25.20%	NA	26.60%	23.80%	18.90%
PID Result (PID Units)				409	936	126	177	226	804	921	439
Saturated Y/N				Y	Y	Y	Y	NA	Y	Y	Y
VOC Parameters											
Benzene	1490	5.1	µg/kg	<i>4,790</i>	<i>1,890</i>	<i>44.6</i>	<i>448</i>	PID only	<i>874</i>	<i>1,160</i>	<i>102*</i>
Toluene	818000	1107.2	µg/kg	<i>14,800</i>	<i>5,230</i>	< 25	672		<i>1,300</i>	<i>1,520</i>	530
Ethylbenzene	7470	1570	µg/kg	<i>4,840</i>	1,930	435	175		<i>2,130</i>	858	<i>2,540</i>
Xylenes (mixed isomers)	258000	3940	µg/kg	<i>22,490</i>	<i>10,310</i>	1,594	1,166		<i>6,930</i>	3,245	<i>10,260</i>
Methyl tert-Butyl Ether (MTBE)	5940	27	µg/kg	<i>151*</i>	<i>68.3*</i>	< 25	< 25		<i>54.3*</i>	< 25.3	< 50
1,2,4-Trimethylbenzenes	89800	1382.1	µg/kg	10,300	4,210	1,710	514		4,150	1,530	4,830
1,3,5-Trimethylbenzenes	NA		µg/kg	4,090	<i>1,610</i>	1,190	146		1,950	550	2,480
Naphthalene	5,150	658.2	µg/kg	<i>1,620</i>	630	528	215		<i>714</i>	434	<i>984</i>

Notes:

NTEDC = NR 720 Non-Industrial Not-to-Exceed Direct Contact Levels

GW = NR 140 Groundwater Pathway Protection Levels

RCL = NR 720.09 Residual Contaminant Levels

Direct Contact RCL Exceedance

BOLD

Groundwater Pathway Exceedance

Italics

NA = Not Analyzed

Direct Contact values enforceable in top 4 feet.

* = Analytical results between the Limit of Detection and the Limit of Quantitation, should be considered an estimate.

*** = Sample location removed during soil excavation

Table A.3.b
Residual Soil Contamination Table
Four Corners Tavern
30015 County Road E
Mason, WI

Parameter	NTEDC	GW	Location Depth (ft)	GP2	GP3	GP6		CSS #1		CSS #2	CSS #3		CSS #4		CSS #5
				6-8	6-8	4-6	6-8	4	10	12	5	12	4	13	12
Moisture (Percentage)				NA	NA	NA	NA	29.80%	25.60%	24.00%	10.60%	26.20%	22.30%	26.50%	25.10%
PID Result (PID Units)				NA	NA	NA	NA	711	188	93.9	801	305	1,057	100.3	203
Saturated Y/N				Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
VOC Parameters															
Benzene	1,490	5.1	µg/kg	<i>2,020</i>	<i>143</i>	<i>2,910</i>	<i>4,710</i>	<i>848</i>	<i>587</i>	<i>282</i>	<i>< 200</i>	<i>1,220</i>	<i>3,330</i>	<i>781</i>	<i>948</i>
Toluene	818,000	1,107.2	µg/kg	<i>8,450</i>	<i>92</i>	<i>2,770</i>	<i>8,300</i>	<i>393</i>	<i>1,170</i>	<i>862</i>	<i>379*</i>	<i>1,320</i>	<i>1,800</i>	<i>1,190</i>	<i>89.4</i>
Ethylbenzene	7,470	1,570	µg/kg	<i>5,600</i>	<i>103</i>	<i>849</i>	<i>2,030</i>	<i>305</i>	<i>333</i>	<i>395</i>	<i>2,890</i>	<i>358</i>	<i>564</i>	<i>338</i>	<i>296</i>
Xylenes (mixed isomers)	258,000	3,940	µg/kg	<i>18,210</i>	<i>143</i>	<i>2,745</i>	<i>8,060</i>	<i>780</i>	<i>1,850</i>	<i>1,694</i>	<i>15,990</i>	<i>1,867</i>	<i>1,842</i>	<i>1,645</i>	<i>854</i>
Methyl tert-Butyl Ether (MTBE)	5,940	27	µg/kg	<i>< 55</i>	<i>< 11</i>	<i>< 11</i>	<i>< 11</i>	<i>< 25</i>	<i>< 25</i>	<i>< 25</i>	<i>< 200</i>	<i>< 25</i>	<i>< 25</i>	<i>< 25</i>	<i>< 25</i>
1,2,4-Trimethylbenzenes	89,800		µg/kg	<i>10,800</i>	<i>< 13</i>	<i>1,330</i>	<i>3,100</i>	<i>485</i>	<i>927</i>	<i>839</i>	<i>19,100</i>	<i>681</i>	<i>472</i>	<i>807</i>	<i>337</i>
1,3,5-Trimethylbenzenes	NA	1,382.1	µg/kg	<i>4,000</i>	<i>< 18</i>	<i>483</i>	<i>1,020</i>	<i>231</i>	<i>280</i>	<i>261</i>	<i>11,100</i>	<i>189</i>	<i>171</i>	<i>228</i>	<i>99.9</i>
Naphthalene	5,150	658.2	µg/kg	NA	NA	NA	NA	166	288	279	2,530	239	167	303	61.1*

Parameter	NTEDC	GW	Location Depth (ft)	CSS #7		CSS #8		CSS #9	CSS #10	CSS #11	CSS #12	CSS #14	CSS #13	CSS #15	CSS #16	CSS #18	
				6	10	4	12	4	5	5	4	NA	4	4	4	5	
Moisture (Percentage)				26.50%	34.00%	26.60%	27.60%	22.20%	26.40%	23.50%	23.60%	NA	25.20%	26.60%	23.80%	18.90%	
PID Result (PID Units)				726	501	556	2,205	1,702	409	936	126	226	177	804	921	439	
Saturated Y/N				Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y	
VOC Parameters																	
Benzene	1,490	5.1	µg/kg	<i>4,110</i>	<i>3,280</i>	<i>2,740</i>	<i>5,210</i>	<i>< 1,000</i>	<i>4,790</i>	<i>1,890</i>	<i>44.6</i>	PID only		<i>448</i>	<i>874</i>	<i>1,160</i>	<i>102*</i>
Toluene	818,000	1,107.2	µg/kg	<i>7,250</i>	<i>7,710</i>	<i>1,140</i>	<i>6,950</i>	<i>< 1,000</i>	<i>14,800</i>	<i>5,230</i>	<i>< 25</i>			<i>672</i>	<i>1,300</i>	<i>1,520</i>	<i>530</i>
Ethylbenzene	7,470	1,570	µg/kg	<i>1,030</i>	<i>1,340</i>	<i>609</i>	<i>1,530</i>	<i>16,800</i>	<i>4,840</i>	<i>1,930</i>	<i>435</i>			<i>175</i>	<i>2,130</i>	<i>858</i>	<i>2,540</i>
Xylenes (mixed isomers)	258,000	3,940	µg/kg	<i>6,410</i>	<i>9,040</i>	<i>1,555</i>	<i>6,850</i>	<i>59,160</i>	<i>22,490</i>	<i>10,310</i>	<i>1,594</i>			<i>1,166</i>	<i>6,930</i>	<i>3,245</i>	<i>10,260</i>
Methyl tert-Butyl Ether (MTBE)	5,940	27	µg/kg	<i>< 25</i>	<i>41*</i>	<i>< 25</i>	<i>< 25</i>	<i>1,610*</i>	<i>151*</i>	<i>68.3*</i>	<i>< 25</i>			<i>< 25</i>	<i>54.3*</i>	<i>< 25.3</i>	<i>< 50</i>
1,2,4-Trimethylbenzenes	89,800		µg/kg	<i>2,160</i>	<i>3,790</i>	<i>487</i>	<i>3,050</i>	<i>18,900</i>	<i>10,300</i>	<i>4,210</i>	<i>1,710</i>			<i>514</i>	<i>4,150</i>	<i>1,530</i>	<i>4,830</i>
1,3,5-Trimethylbenzenes	NA	1,382.1	µg/kg	<i>655</i>	<i>1,190</i>	<i>180</i>	<i>1,060</i>	<i>74,000</i>	<i>4,090</i>	<i>1,610</i>	<i>1,190</i>			<i>146</i>	<i>1,950</i>	<i>550</i>	<i>2,480</i>
Naphthalene	5,150	658.2	µg/kg	<i>516</i>	<i>812</i>	<i>225</i>	<i>800</i>	<i>7,770</i>	<i>1,620</i>	<i>630</i>	<i>528</i>			<i>215</i>	<i>714</i>	<i>434</i>	<i>984</i>

Notes:

NTEDC = NR 720 Non-Industrial Not-to-Exceed Direct Contact Levels

GW = NR 140 Groundwater Pathway Protection Levels

RCL = NR 720.09 Residual Contaminant Levels

Direct Contact RCL Exceedance

BOLD
<i>Italics</i>

Groundwater Pathway Exceedance

NA = Not Analyzed

Direct Contact values enforceable in top 4 feet.

* = Analytical results between the Limit of Detection and the Limit of Quantitation, should be considered an estimate.

*** = Sample location removed during soil excavation

**Table A.4
Vapor Analytical Table
Vapor Risk Screening Levels
Four Corners Tavern
Mason, WI**

	Small Commercial	Date	6/17/2015	6/17/2015	6/17/2015
	AF 0.03	Location	VP-1	VP-2	VP-3
Chemical ($\mu\text{g}/\text{m}^3$)	SS VRSL				
Benzene	530		1.2	Not	109
Carbon tetrachloride	670		< 0.35	Sampled	< 0.34
Chloroform	180		< 0.35		< 0.33
Chloromethane	13,000		< 0.20	Pulled	< 0.19
Dichlorodifluoromethane	15,000		< 1.6	Water	1.7 ^J
1,1-Dichloroethane (1,1-DCA)	2,600		< 0.29	Under	< 0.27
1,2-Dichloroethane (1,2-DCA)	160		2.8	Vacuum	< 0.36
1,1-Dichloroethylene (1,1-DCE)	29,000		< 0.44		< 0.42
1,2-Dichloroethylene (cis & mixed)	NS		< 0.45		< 0.43
1,2-Dichloroethylene (trans)	NS		< 0.70		< 0.67
Ethylbenzene	1,600		5.8		150
Methylene Chloride	87,000		359		< 0.95
Methyl Tert-Butyl Ether (MTBE)	16,000		< 0.55		< 0.53
Naphthalene	120		NA		NA
Tetrachloroethene	6,000		1.0 ^J		0.65 ^J
Toluene	730,000		24.3		201
1,1-Trichloroethane	NS		NA		NA
Trichloroethylene	290		< 0.51		< 0.48
Trichlorofluoromethane (Halocarbon 11)	NS		2.2		1.2 ^J
1,2,4-Trimethylbenzene	8,700		21.1		113
1,3,5-Trimethylbenzene	8,700		< 0.33		65.1
Vinyl Chloride	930		< 0.36		< 0.34
Xylene (mix)	15,000		38.9		667

Field Parameters	VP-1		VP-3	
	Background	Result	Background	Result
Carbon Monoxide (CO)	0.0%	0.0%	0.0%	0.0%
Oxygen (O ₂)	20.9%	20.5%	20.9%	20.6%
Carbon Dioxide (CO ₂)	0.0%	0.0%	0.0%	0.0%
Methane (CH ₄)	1.3%	1.2%	0.0%	0.8%
Photo-Ionization Detector (PID)	0.0	6.1	0.0	1.6
Lower Explosive Limit (LEL)	0.0%	0.3%	0.0%	0.9%

Notes:

SS VLSR = Sub-Slab Vapor Risk Screening Levels (Based on June 2017 National Screening Level Summary Table)

AF - Attenuation Factor

NS - No Standard

NA- Not Analyzed

Exceeds Sub-Slab Vapor Risk Screening Level

^J - Estimated concentration at or above the Limit of Detection and below the Limit of Quantification

**Table A.6
Water Level Elevations
Four Corners Tavern
Mason, Wisconsin**

Depth to Water (feet) below Reference Elevation

Date	MW1	MW1R	MW2	MW2R	MW3	MW4	MW5	MW6
8/9/2010	8.62		3.33		3.43	2.94	6.76	2.63
9/15/2010	7.11		3.51		3.31	4.25	6.09	3.93
1/11/2011	5.94		5.78		4.68	5.33	5.97	3.24
4/27/2011	2.66		2.41		3.87	2.28	2.67	2.24
9/23/2011	abandoned	Dry	abandoned	Dry	4.80	3.85	3.33	
10/24/2011		12.18		1.99				
2/7/2012		8.78		6.70	5.04	4.37	6.95	4.13
5/8/2012		4.27		2.07	4.01	2.58	4.46	2.56
3/4/2013		5.67		3.46		5.19	7.03	5.17
10/15/14		2.62		2.20	3.16	2.91	4.16	2.83
6/7/2015		2.73		1.54	4.03	3.61	3.79	2.69
10/5/2016		3.14		2.38	1.58	2.87	4.08	3.35
1/26/2017		4.69		4.91	5.37	3.1	5.78	2.91

Measuring Point Elevations

Elevations referenced to on site benchmark (feet)

Initial Survey	99.20	99.33	98.47	98.53	96.07	93.25	99.36	91.6
Resurvey (10-15-14)		99.06					99.32	

Ground Surface Elevation

	99.38	99.63	98.74	98.93	95.31	91.08	99.67	89.42
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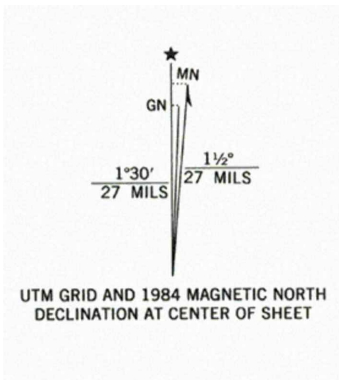
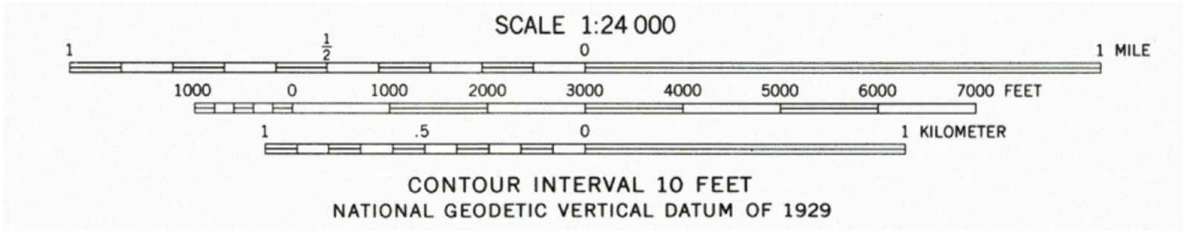
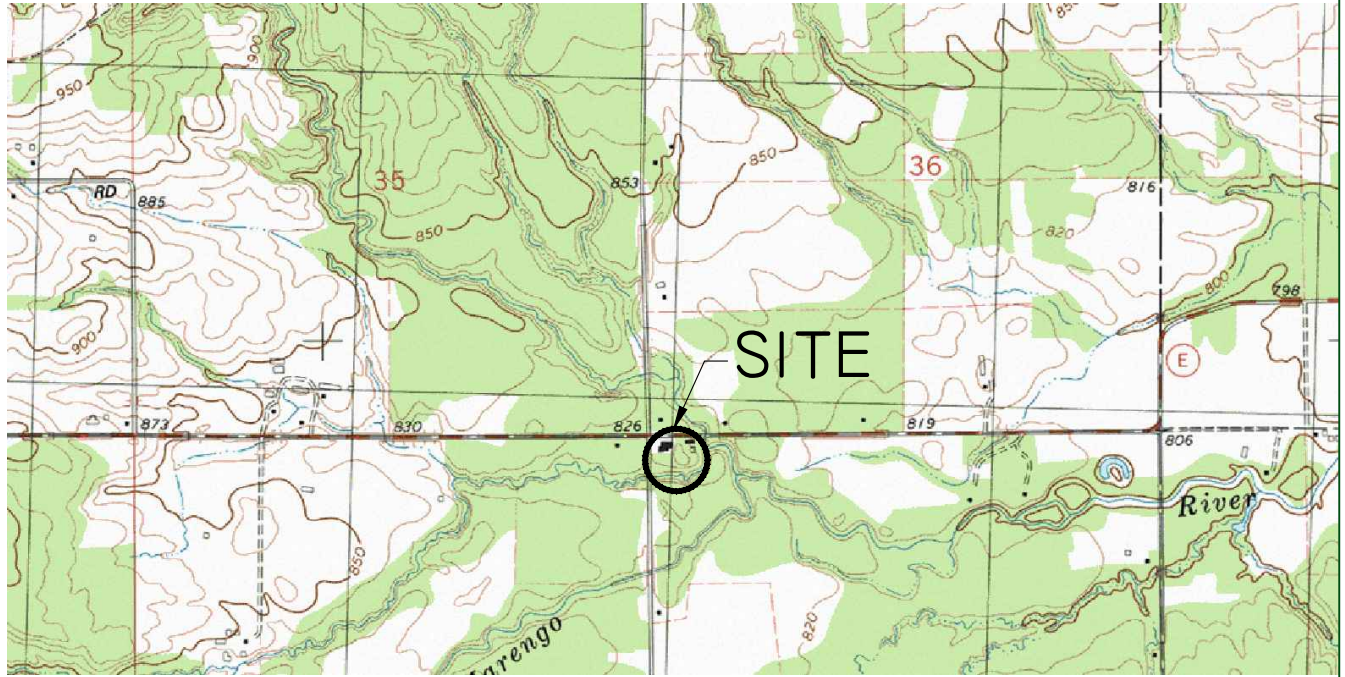
Depth to Water (feet) below Ground Surface

Average	6.26	6.34	4.03	3.39	3.28	1.56	5.43	1.09
Maximum	8.80	12.48	6.05	7.10	4.28	3.16	7.34	2.99
Minimum	2.84	2.92	2.68	1.94	2.40	0.11	2.98	0.06
Range	5.96	9.56	3.37	5.16	1.88	3.05	4.36	2.927

Water Level Elevation (feet MSL)

Date	MW1	MW1R	MW2	MW2R	MW3	MW4	MW5	MW6
8/9/2010	90.58		95.14		92.64	90.31	92.60	88.97
9/15/2010	92.09		94.96		92.76	89.00	93.27	87.67
1/11/2011	93.26		92.69		91.39	87.92	93.39	88.36
4/27/2011	96.54		96.06		92.20	90.97	96.69	89.36
10/24/2011		87.15		96.54				
2/7/2012		90.55		91.83	91.03	88.88	92.41	87.47
5/8/2012		95.06		96.46	92.06	90.67	94.90	89.04
3/4/2013		93.66		95.07		88.06	92.33	86.43
10/15/14		96.44		96.33	92.91	90.34	95.16	88.77
6/7/2015		96.33		96.99	92.04	89.64	95.53	88.91
10/5/2016		95.92		96.15	94.49	90.38	95.24	88.25
1/26/2017		94.37		93.62	90.70	90.15	93.54	88.69

DRAWING FILE: P:\5300-5399\5377 - FOUR CORNERS\DWG\5377-VICINITY.DWG LAYOUT: ENV_VERT-8.5x11 PLOTTED: APR 03, 2017 - 10:12AM PLOTTED BY: ALANG



SANBORN, WIS.
 NW/4 MARENGO 15' QUADRANGLE
 46090-D8-TF-024
 1984
 DMA 2876 IV NW-SERIES V861



REI Engineering, INC.

FOUR CORNERS TAVERN
 30015 COUNTY HIGHWAY E
 MASON, WI

FIGURE B.1.a: LOCATION MAP

PROJECT NO.	DRAWN BY:	DATE:
5377axUC	AJG	4/3/2017

DRAWING FILE: P:\5300-5399\5377 - Four Corners\DWG\5377-SITE.DWG LAYOUT: SITE PLOTTED: APR 10, 2017 - 11:29AM PLOTTED BY: ALANG

PARCEL ID#: 04026246053540400010000

PARCEL ID#: 04026246053630300010000

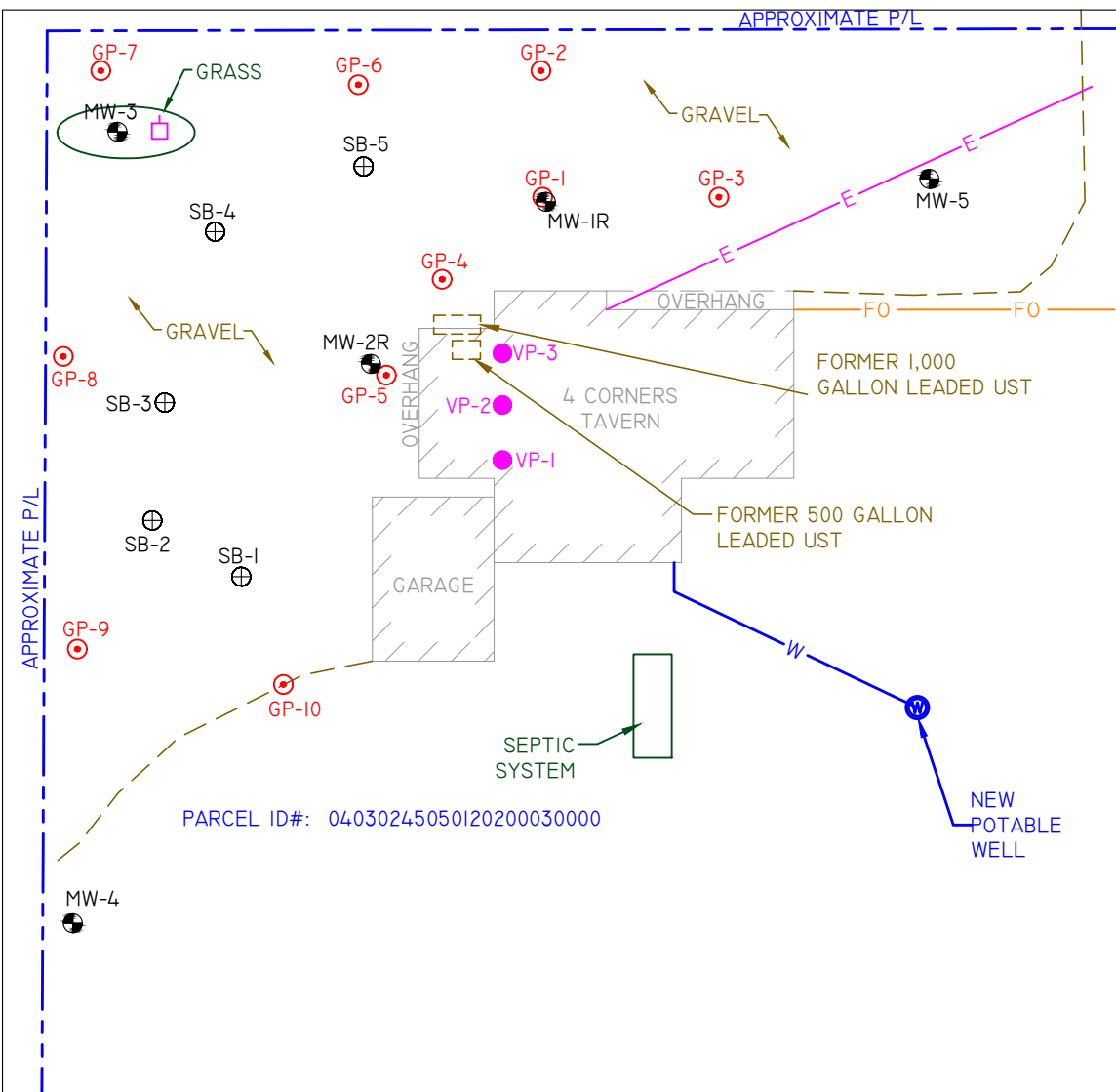
CTH
"E"

PARCEL ID#: 04030245050210100010000

FORMER
POTABLE
WELL

MW-6

FOUR CORNERS
STORE ROAD



PARCEL ID#: 04030245050120200030000

LEGEND

0 40
SCALE: 1" = 40'

- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND ELECTRICAL LINE
- WATER LINE
- TELEPHONE LINE
- SOIL BORING
- MONITORING WELL
- GEOPROBE SOIL BORING
- VAPOR PROBE



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

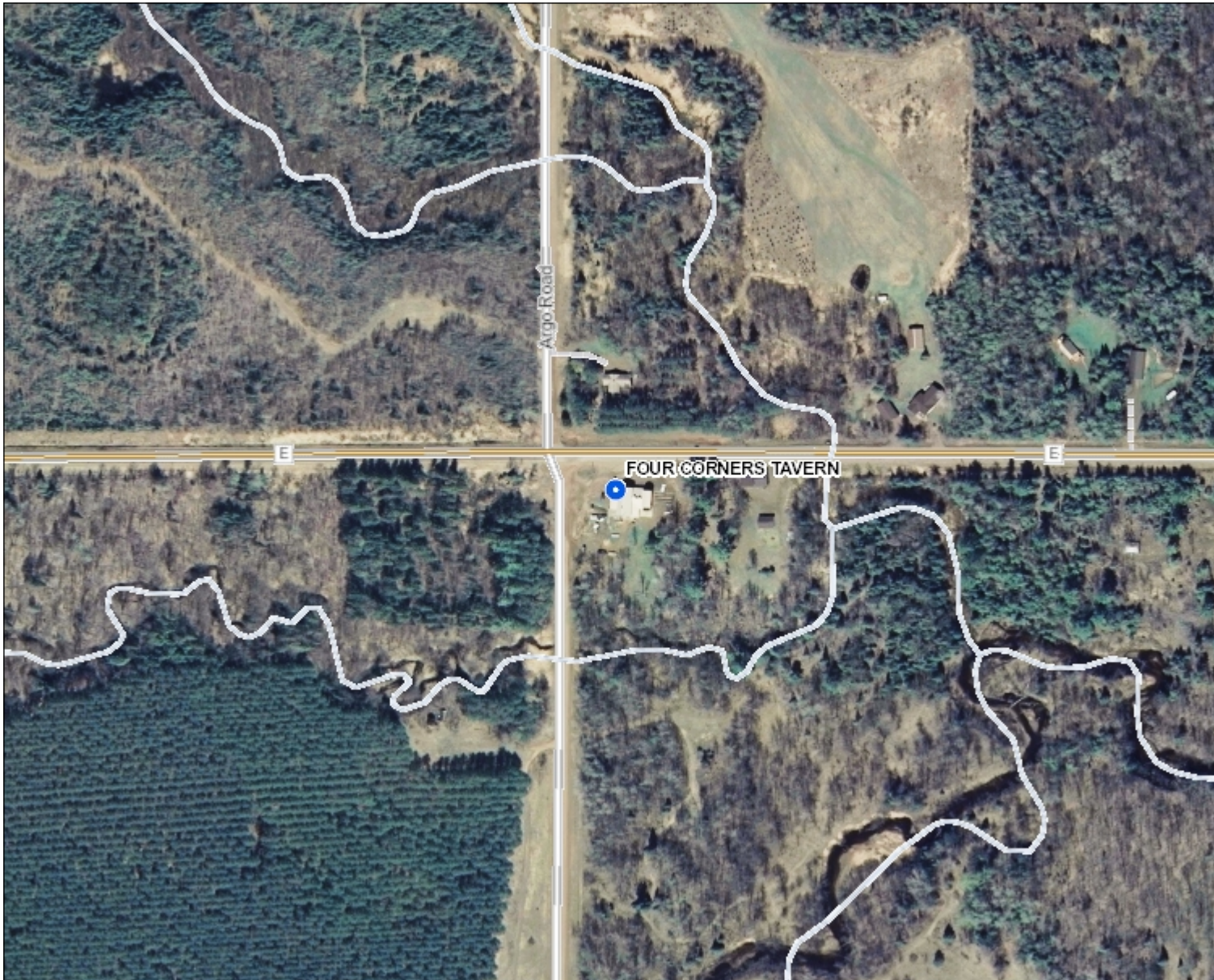
FIGURE B.1.b: DETAILED SITE MAP

PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 4/3/2017
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REI Engineering, INC.

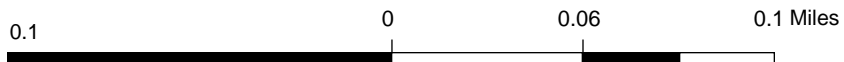


B.1.c RR Sites Map



Legend

- Open Site (ongoing cleanup)
- Open Site Boundary
- Closed Site (completed cleanup)
- Closed Site Boundary
- Groundwater Contamination
- Soil Contamination
- Groundwater and Soil Contamination
- Dryclean Environmental Response Fund (DERF)
- Green Space Grant (2004-2009)
- Ready for Reuse
- Site Assessment Grant (2001-2009)
- State Funded Response
- Sustainable Urban Development Zone (SUDZ)
- General Liability Clarification Letters
- Superfund NPL
- Voluntary Party Liability Exemption
- Rivers and Streams
- Open Water
- Municipality
- State Boundaries
- County Boundaries
- Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads



NAD_1983_HARN_Wisconsin_TM

© Latitude Geographics Group Ltd.

1: 3,960



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.

Notes

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PARCEL ID#: 04026246053630300010000

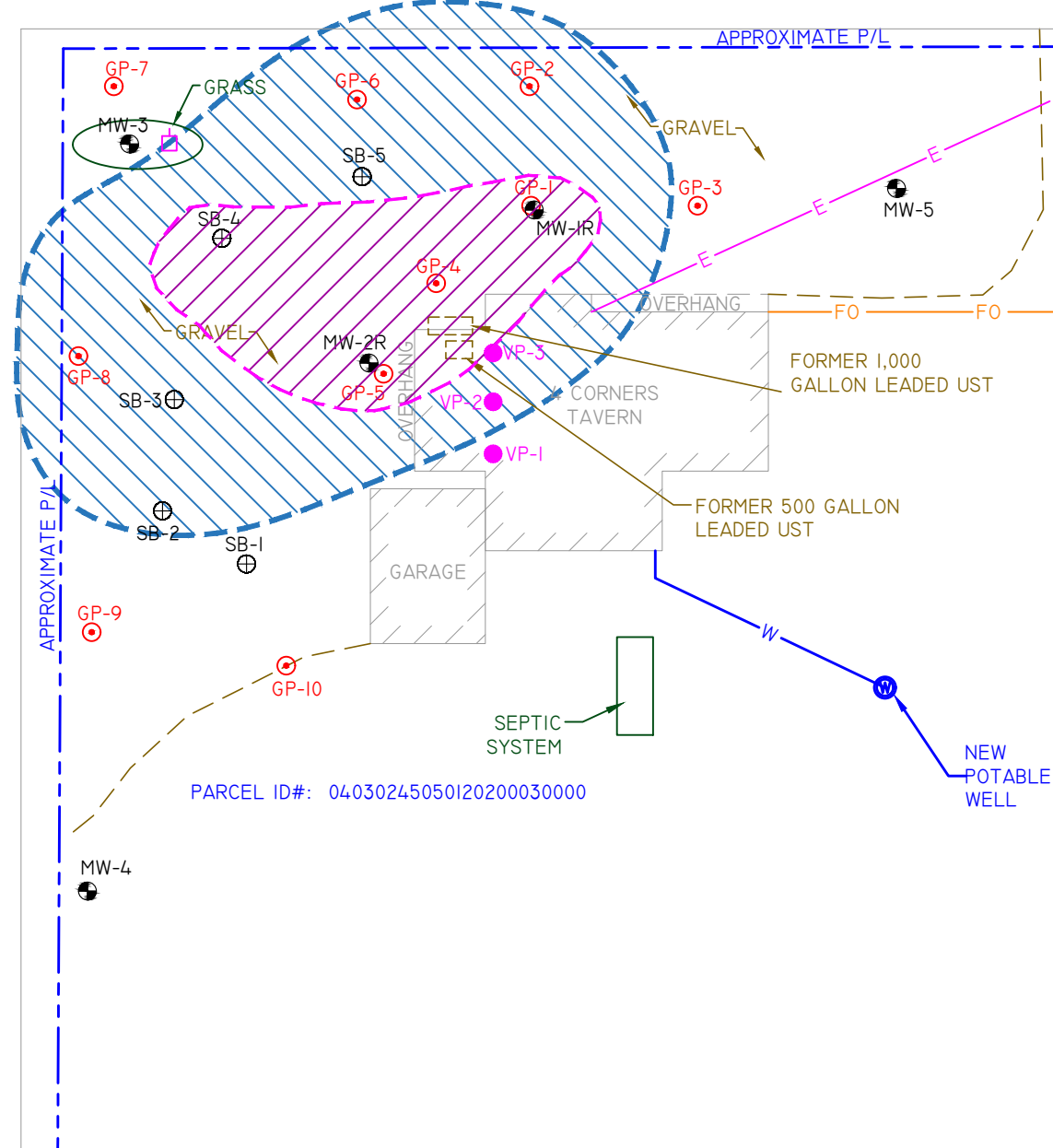
CTH
"E"

PARCEL ID#: 04030245050210100010000

FORMER
POTABLE
WELL

MW-6

FOUR CORNERS
STORE ROAD

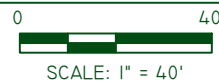


PARCEL ID#: 04030245050120200030000

APPROXIMATE P/L

APPROXIMATE P/L

LEGEND



- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND ELECTRICAL LINE
- WATER LINE
- TELEPHONE LINE
- SOIL BORING
- MONITORING WELL
- GEOPROBE SOIL BORING
- EST. EXTENT OF SOIL CONTAMINATION EXCEEDING GW PATHWAY RCL
- EST. EXTENT OF SOIL CONTAMINATION EXCEEDING DIRECT CONTACT RCLs
- VAPOR PROBE



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

FIGURE B.2.a: SOIL CONTAMINATION

PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 4/3/2017
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REI Engineering, INC.

DRAWING FILE: P:\5300-5399\5377 - Four Corners\DWG\5377-Soil Contam.dwg LAYOUT: CONTAM PLOTTED: APR 03, 2017 - 2:36PM PLOTTED BY: ALANG

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PARCEL ID#: 04030245050120200030000

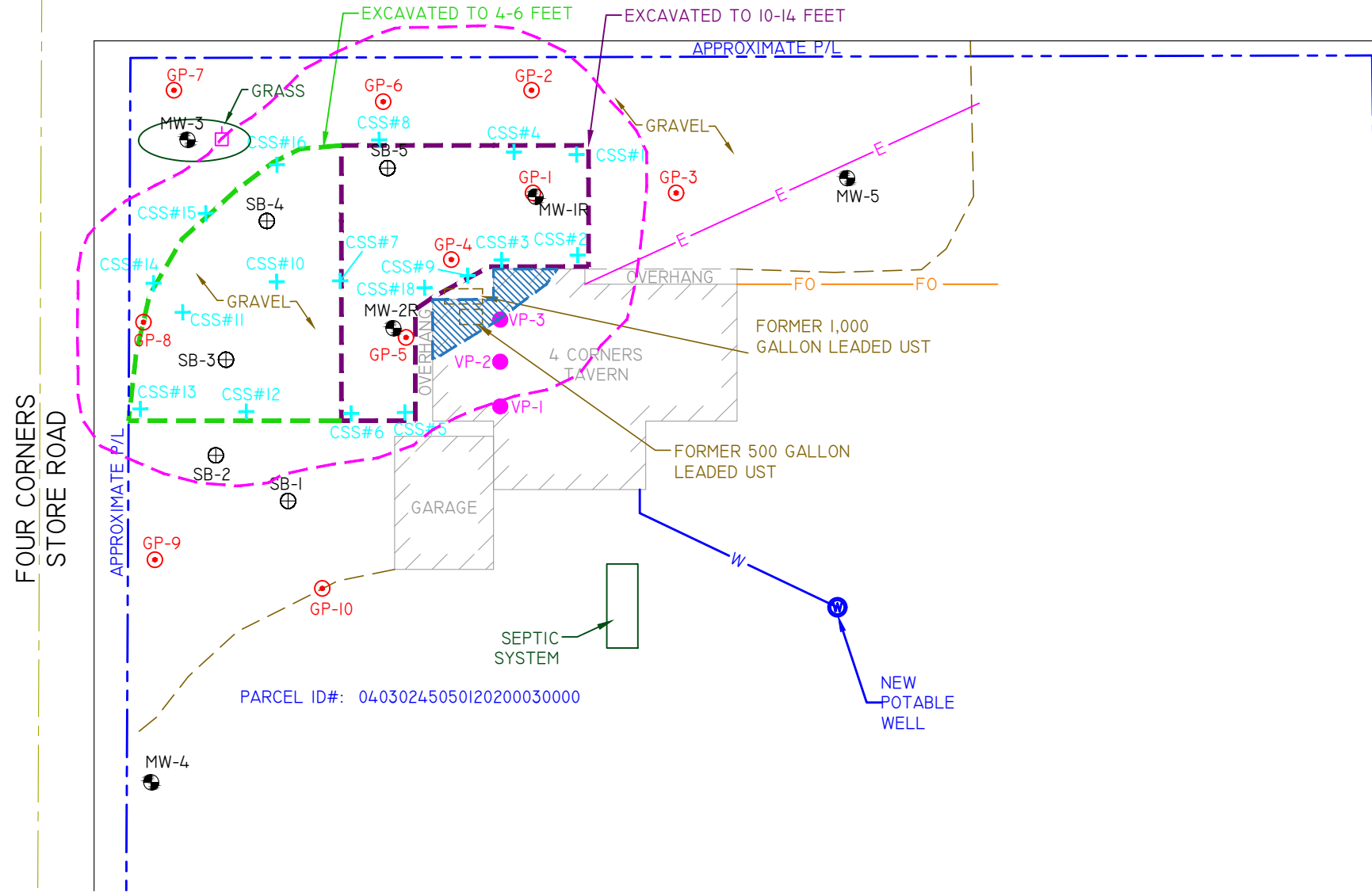
CTH "E"

FOUR CORNERS STORE ROAD

LEGEND

0 40
SCALE: 1" = 40'

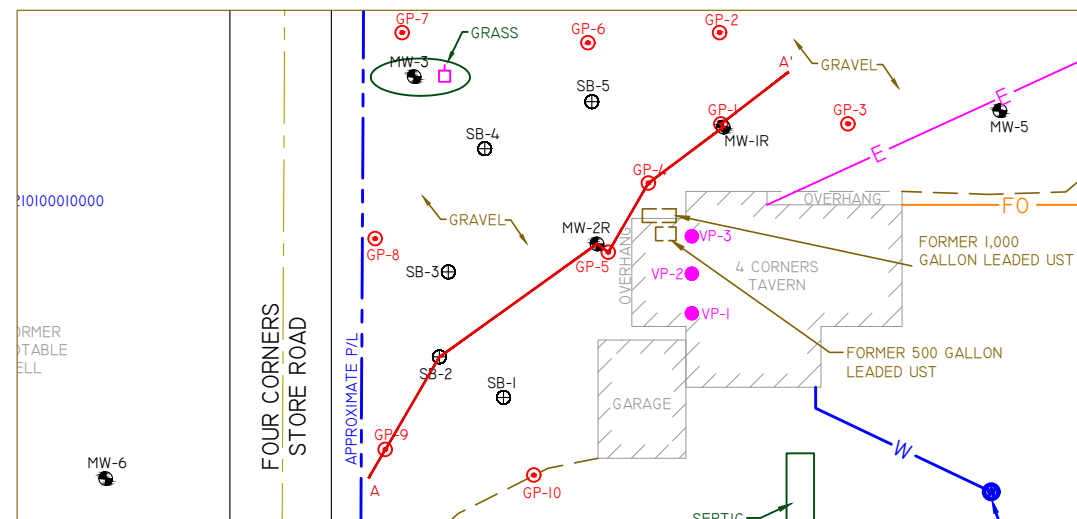
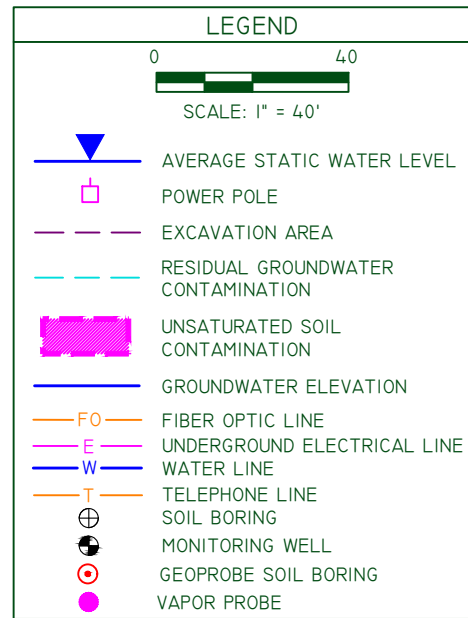
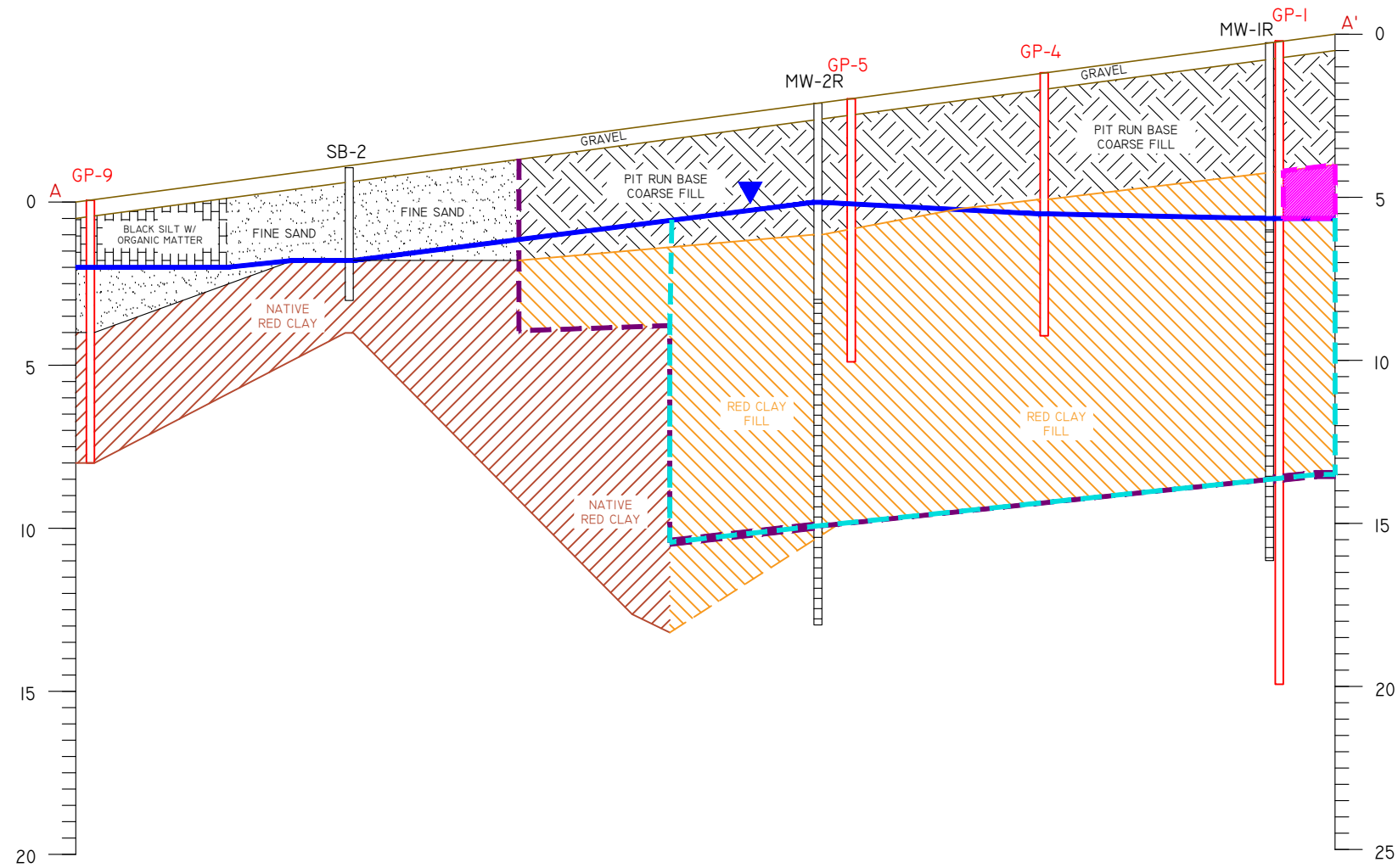
	POWER POLE		EST. EXTENT OF RESIDUAL SOIL CONTAMINATION EXCEEDING DC RCL
	FIBER OPTIC LINE		EST. EXTENT OF SOIL CONTAMINATION AT 4-12 FEET EXCEEDING GW PATHWAY RCL
	UNDERGROUND ELECTRICAL LINE		VAPOR PROBE
	WATER LINE		
	TELEPHONE LINE		
	SOIL BORING		
	MONITORING WELL		
	GEOPROBE SOIL BORING		



<p>REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING</p>	<p>FOUR CORNERS TAVERN 30015 COUNTY HIGHWAY E MASON, WISCONSIN</p>	
	<p>FIGURE B.2.b: RESIDUAL SOIL CONTAMINATION</p>	
<p>PROJECT No. 5377axUC</p>	<p>DRAWN BY: AJG</p>	<p>DATE: 4/3/2017</p>

REI Engineering, INC.

DRAWING FILE: P:\5300-5399\5377 - FOUR CORNERS\DWG\5377-XS.DWG LAYOUT: XS PLOTTED: APR 11, 2017 - 3:20PM PLOTTED BY: ALANG



REI Engineering, INC.



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

FIGURE B.3.a: GEOLOGIC CROSS SECTION A-A'

PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 4/10/2017
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PARCEL ID#: 04026246053540400010000

PARCEL ID#: 04026246053630300010000

CTH
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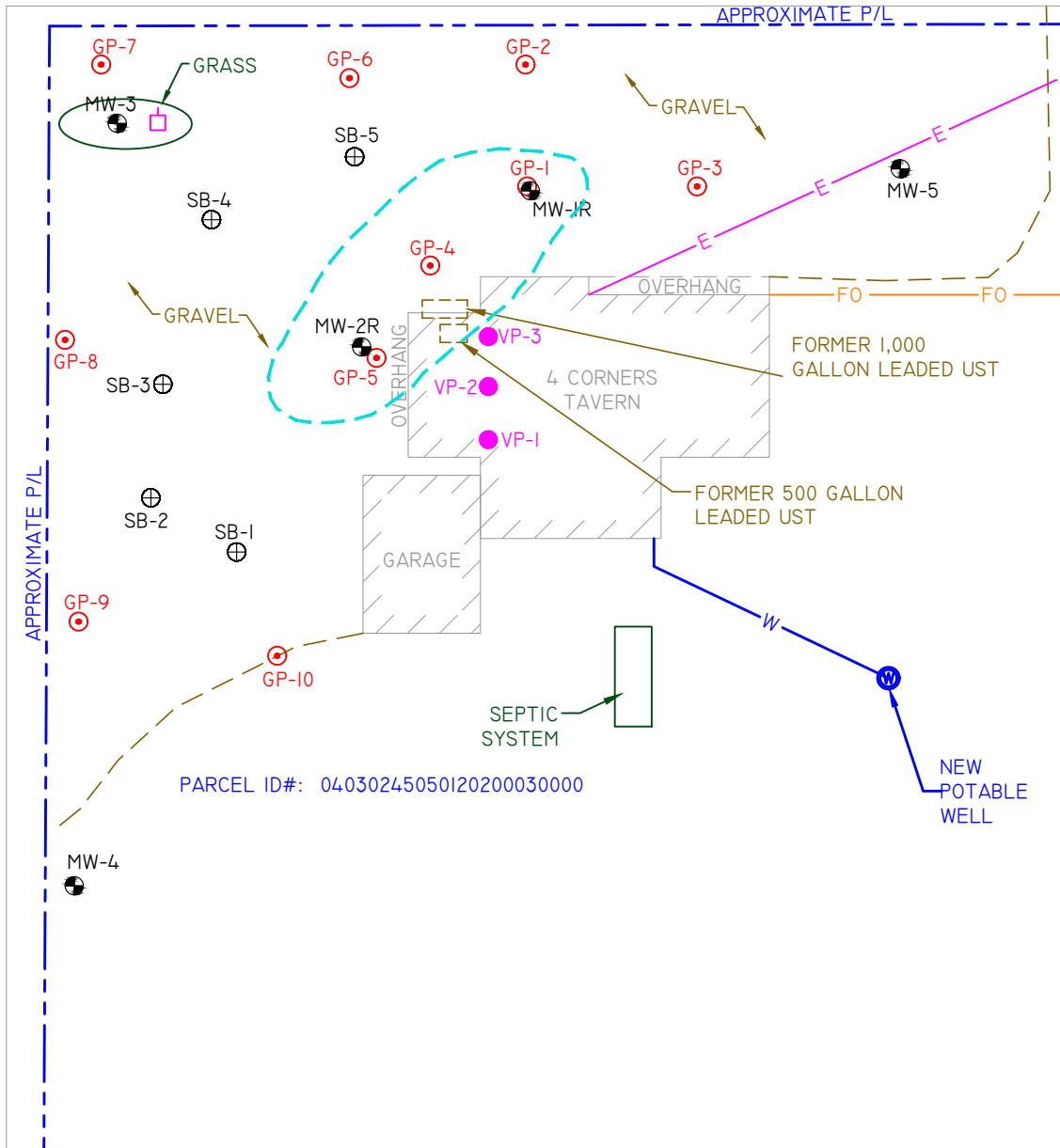
PARCEL ID#: 04030245050210100010000

FORMER
POTABLE
WELL

MW-6

FOUR CORNERS
STORE ROAD

PARCEL ID#: 04030245050120200030000



LEGEND



SCALE: 1" = 40'

- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND ELECTRICAL LINE
- WATER LINE
- TELEPHONE LINE
- SOIL BORING
- MONITORING WELL
- GEOPROBE SOIL BORING
- ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ENFORCEMENT STANDARDS
- VAPOR PROBE



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

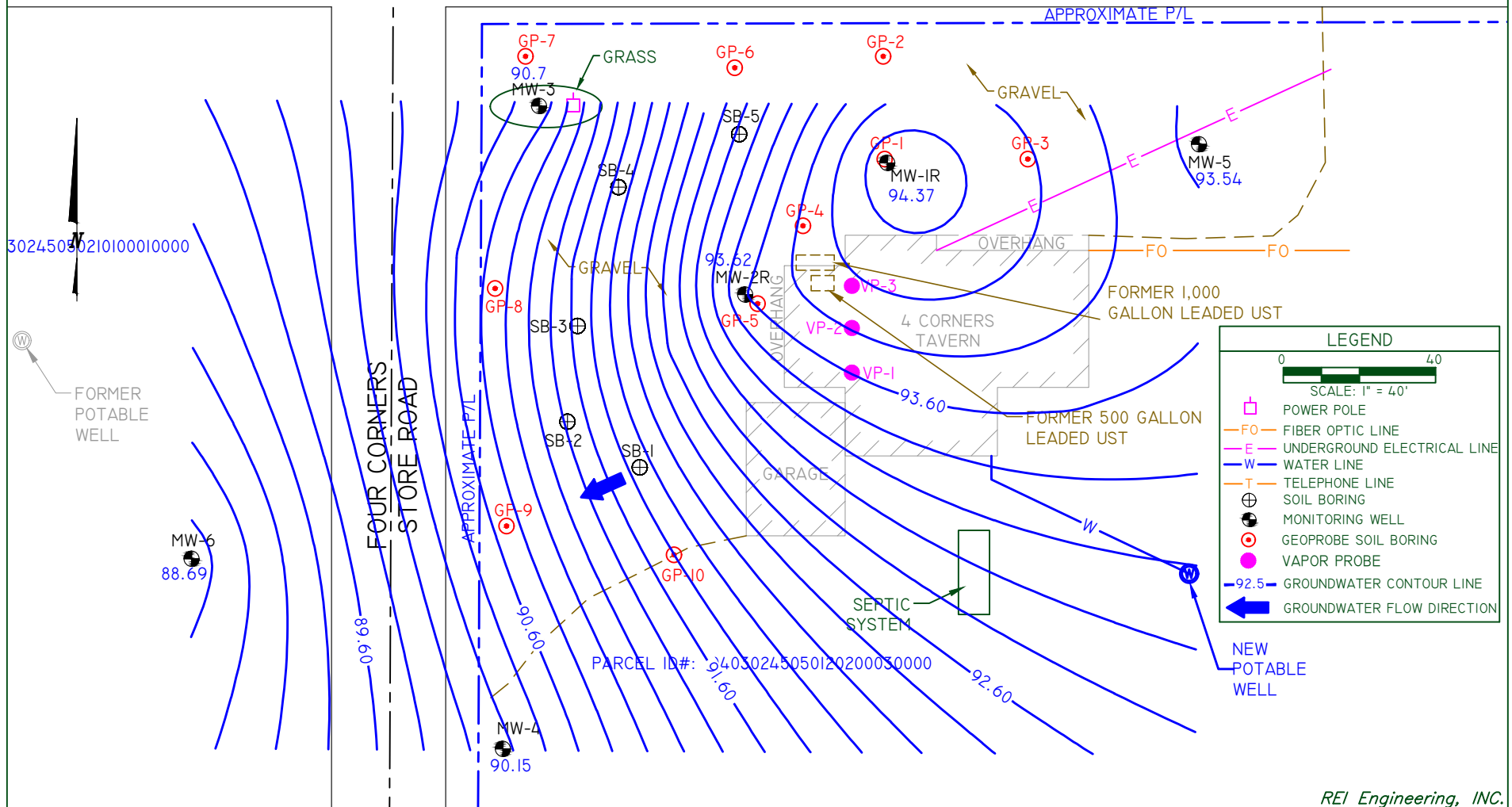
FIGURE B.3.b: GROUNDWATER ISOCONCENTRATION

PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 4/3/2017
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REI Engineering, INC.

DRAWING FILE: P:\5300-5399\5377 - Four Corners\DWG\5377-GW-iso.dwg LAYOUT: gw PLOTTED: APR 10, 2017 - 11:32AM PLOTTED BY: ALANG

CTH
 "E"



REI Engineering, INC.

FOUR CORNERS TAVERN
 30015 COUNTY HIGHWAY E
 MASON, WISCONSIN

FIGURE B.3.c :GROUNDWATER FLOW DIRECTION (1/26/2017)

PROJECT NO.	DRAWN BY:	DATE:
5377axUC	AJG	6/6/2017

DRAWING FILE: P:\5300-5399\5377 - Four Corners\DWG\5377-MW.DWG LAYOUT: MW PLOTTED: JUN 06, 2017 - 8:12AM PLOTTED BY: ALANG

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CTH
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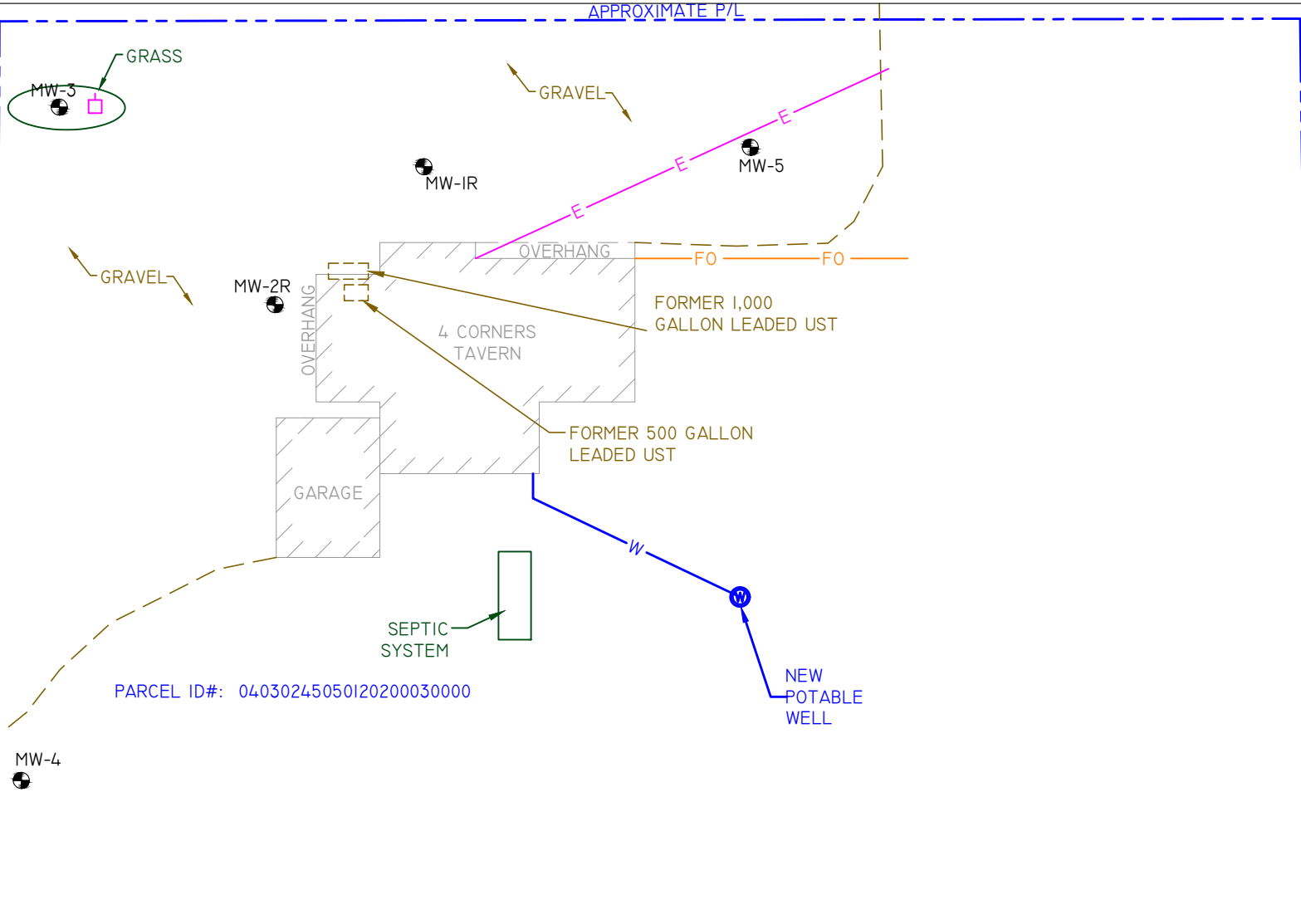
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FORMER
POTABLE
WELL

MW-6

FOUR CORNERS
STORE ROAD

APPROXIMATE P/L



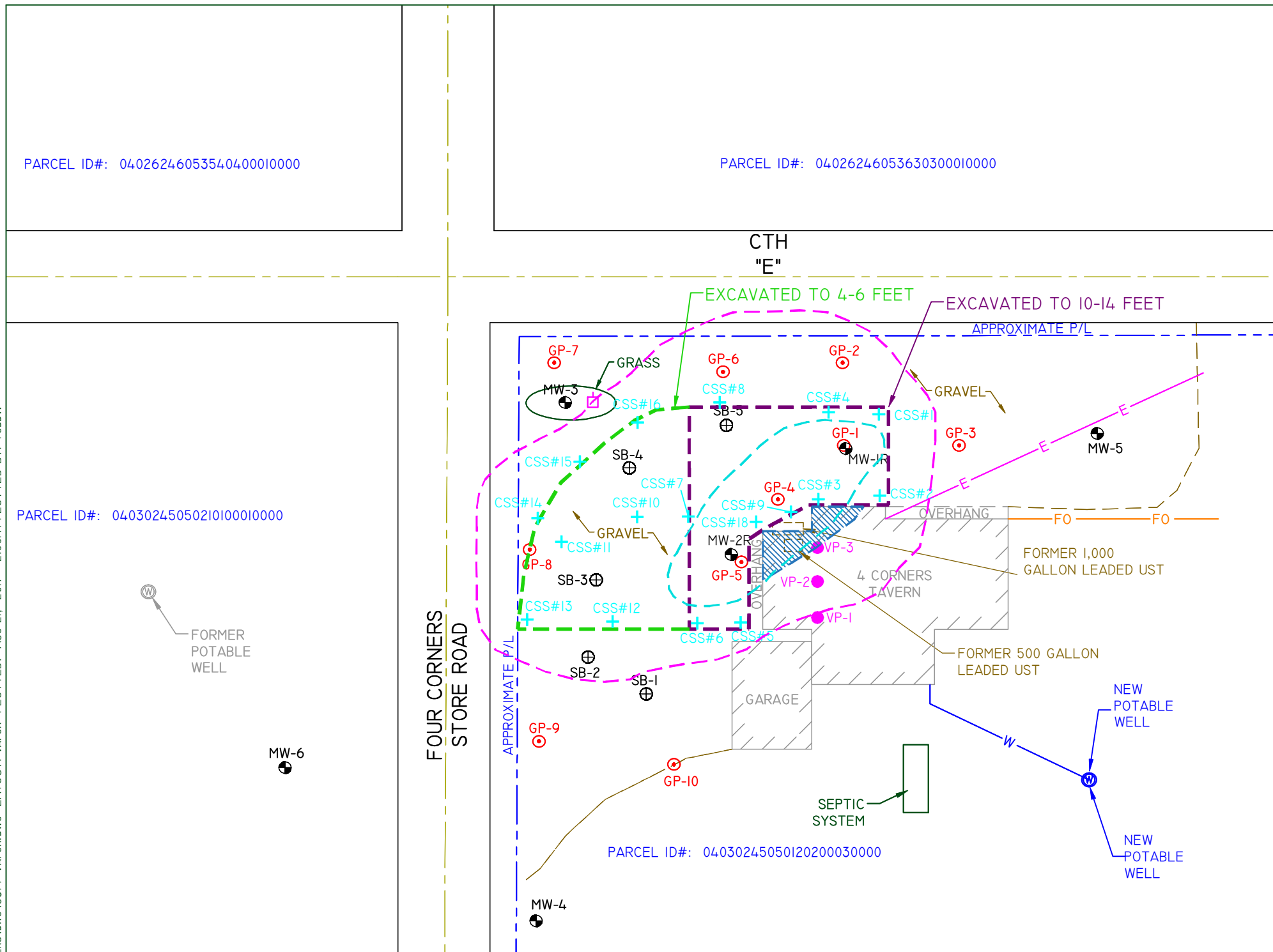
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LEGEND	
	SCALE: 1" = 40'
	POWER POLE
	FIBER OPTIC LINE
	UNDERGROUND ELECTRICAL LINE
	WATER LINE
	MONITORING WELL

	FOUR CORNERS TAVERN 30015 COUNTY HIGHWAY E MASON, WISCONSIN	
	FIGURE B.3.d: MONITORING WELLS	
PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 6/6/2017

REI Engineering, INC.

DRAWING FILE: P:\5300-5399\5377 - FOUR CORNERS.DWG\5377-VAPOR.DWG LAYOUT: VAPOR PLOTTED: Aug 21, 2017 - 2:00PM PLOTTED BY: ToddW



LEGEND

0 40
SCALE: 1" = 40'

- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND ELECTRICAL LINE
- WATER LINE
- TELEPHONE LINE
- SOIL BORING
- MONITORING WELL
- GEOPROBE SOIL BORING
- EST. EXTENT OF RESIDUAL SOIL CONTAMINATION EXCEEDING DC RCL
- EST. EXTENT OF SATURATED RESIDUAL SOIL CONTAMINATION AT 4-12 FEET EXCEEDING GW PATHWAY RCL
- GROUNDWATER ISOCONCENTRATION
- VAPOR PROBE

Table A.4
Vapor Analytical Table
Vapor Risk Screening Levels
Four Corners Tavern
Mason, WI

	Small Commercial	Date	6/17/2015	6/17/2015	6/17/2015
	AP 0.03	Location	VP-1	VP-2	VP-3
Chemical (µg/m³)	SS VRSL				
Benzene	530		1.2	Not	109
Carbon tetrachloride	670		< 0.35	Sampled	< 0.34
Chloroform	180		< 0.35		< 0.33
Chloromethane	13,000		< 0.20	Pulled	< 0.19
Dichlorodifluoromethane	15,000		< 1.6	Water	1.7 ^J
1,1-Dichloroethane (1,1-DCA)	2,600		< 0.29	Under	< 0.27
1,2-Dichloroethane (1,2-DCA)	160		2.8	Vacuum	< 0.36
1,1-Dichloroethylene (1,1-DCE)	29,000		< 0.44		< 0.42
1,2-Dichloroethylene (cis & mixed)	NS		< 0.45		< 0.43
1,2-Dichloroethylene (trans)	NS		< 0.70		< 0.67
Ethylbenzene	1,600		5.8		150
Methylene Chloride	87,000		359		< 0.95
Methyl Tert-Butyl Ether (MTBE)	16,000		< 0.55		< 0.53
Naphthalene	120		NA		NA
Tetrachloroethene	6,000		1.0 ^J		0.65 ^J
Toluene	730,000		24.3		201
1,1-Trichloroethane	NS		NA		NA
Trichloroethylene	290		< 0.51		< 0.48
Trichlorofluoromethane (Halocarbon 1)	NS		2.2		1.2 ^J
1,2,4-Trimethylbenzene	8,700		21.1		113
1,3,5-Trimethylbenzene	8,700		< 0.33		65.1
Vinyl Chloride	930		< 0.36		< 0.34
Xylene (mix)	15,000		38.9		667

Field Parameters	VP-1		VP-3	
	Background	Result	Background	Result
Carbon Monoxide (CO)	0.0%	0.0%	0.0%	0.0%
Oxygen (O ₂)	20.9%	20.5%	20.9%	20.6%
Carbon Dioxide (CO ₂)	0.0%	0.0%	0.0%	0.0%
Methane (CH ₄)	1.3%	1.2%	0.0%	0.8%
Photo-Ionization Detector (PID)	0.0	6.1	0.0	1.6
Lower Explosive Limit (LEL)	0.0%	0.3%	0.0%	0.9%

Notes:
 SS VLSR = Sub-Slab Vapor Risk Screening Levels (Based on June 2017 National Screening Level Summary Table)
 AP - Attenuation Factor
 NS - No Standard
 NA - Not Analyzed
Bold Exceeds Sub-Slab Vapor Risk Screening Level
^J - Estimated concentration at or above the Limit of Detection and below the Limit of Quantification



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

FIGURE B.4.α VAPOR INTRUSION MAP

PROJECT No. 5377axUC	DRAWN BY: TAW	DATE: 8/21/2017
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REI Engineering, INC.

B.5 Structural Impediment Photos



View of structural impediment from north



View of structural impediment from northwest

Four Corners Tavern	Photographs
30015 C'TH E, Mason, WI 54856	REI No. 5377

SPECIAL DISCHARGE FORM
GROUNDWATER CLEANUP PROJECTS

This form is intended to document the discharge of contaminated groundwater or process waters into the Wausau Wastewater Treatment Facility. Sewerage Utility billing for this discharge will be directly to the party listed below.

Source of Water: Monitoring Well purge water
Up to 500 gallons, no Free product, no
strong or volatile odors

Party Responsible for Utility Charges:
Dave Larsen
REI Engineering Inc.
4080 N 20th Ave
Wausau WI 54401

Approved By: [Signature]
Wausau Sewerage Utility

TO BE COMPLETED BY WASTE HAULER

Name of Waste Hauler: REI Engineering, Inc.
Disposal Date: 10-6-16

Approximate quantity of water discharged: 575 Gallons

Date of Discharge: 10-6-16

Time of Discharge: _____

By submitting this form, the hauler will not be billed for this load. Special Discharge Request has been completed to obtain authorization for this discharge but please notify treatment plant operator if water contains oil, grease, solids, or sediments, has a strong odor or otherwise appears unsuitable for discharge into the treatment plant.

THIS FORM TO BE SUBMITTED TO SEWERAGE UTILITY BY WASTE HAULER AT TIME OF DISCHARGE

5377axuc - Four corners - 309 gallons

F.1 Deed - Source Property

Document Number

STATE BAR OF WISCONSIN FORM 3 - 1999
QUIT CLAIM DEED

PATRICIA A OLSON
BAYFIELD COUNTY, WI
REGISTER OF DEEDS

2006R-505372

03/03/2006 02:45:02PM

TF EXEMPT #: 0M

RECORDING FEE: 11.00

PAGES: 1

This Deed, made between Maryellen Sell, f/k/a Maryellen Zepczyk, a single person, Grantor, and David A. Zepczyk, a single person, Grantee. Grantor quit claims to Grantee the following described real estate in Bayfield County, State of Wisconsin:

Beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter (NW 1/4, NW 1/4), of Section One (1), Township Forty-Five North, (45 N), Range Five West, (5W), running thence along the North line of said forty 328 feet; thence South on a line parallel with the West line of said forty to the creek which runs through said forty in a Northeasterly direction; thence following along said creek in a Southwesterly direction to the West line of said forty, thence North along the West line of said forty to the place of beginning, Town of Lincoln, Bayfield County, Wisconsin.

Subject to the terms of the Final Stipulation in the Judgment of Divorce, Bayfield County Case 04 FA 109.

Together with all appurtenant rights, title and interests.

Dated this 4th day of January, 2006.

Recording Area

Name and Return Address
Hines & Lewis Law Office, S.C.
PO Box 998
Ashland, WI 54806 DqA

030-1001-01
Parcel Identification Number (PIN)
This is homestead property.

* _____
* _____

Maryellen Sell
* Maryellen Sell, f/k/a Maryellen Zepczyk
* _____

AUTHENTICATION

Signature(s) *of Maryellen Sell*

authenticated this 4th day of January, 2006

* *Debra S. Lewis*
TITLE: MEMBER STATE BAR OF WISCONSIN

authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Debra S. Lewis
WSB# 1026470

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Bayfield County)

Personally came before me this _____ day of
January, 2006 the above named
Maryellen Sell, f/k/a Maryellen Zepczyk

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

V 939 P 360,

* _____
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: _____.)

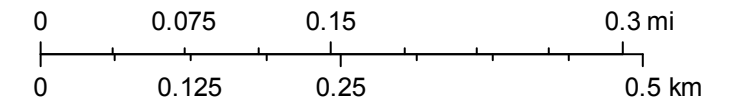
F.2 Bayfield County Parcel Map



April 3, 2017

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> Building Corner Tie Sheets Section Corner Monument on File Section Corner Monument Referenced on Survey Survey Maps UnRecorded Map | <ul style="list-style-type: none"> Recorded Map Road Type CFR County Federal Private | <ul style="list-style-type: none"> State Town Municipal Boundary Section Lines Approximate Parcel Boundary Meander Line | <ul style="list-style-type: none"> Tie Line Rivers Douglas Co Parcels Ashland Co Parcel |
|---|--|---|---|

1:6,263



Bayfield

F.3 Verification of Zoning

Real Estate Bayfield County Property Listing

Today's Date: 3/27/2017

Property Status: **Current**

Created On: 3/15/2006 1:15:41 PM

Description Updated: 5/12/2011

Tax ID:	22385
PIN:	04-030-2-45-05-01-2 02-000-30000
Legacy PIN:	030100101000
Map ID:	
Municipality:	(030) TOWN OF LINCOLN
STR:	S01 T45N R05W
Description:	PAR IN NW NW IN V.939 P.360 10
Recorded Acres:	2.000
Calculated Acres:	3.181
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(C) Commercial
ESN:	121

Tax Districts Updated: 3/15/2006

1	STATE
04	COUNTY
030	TOWN OF LINCOLN
041491	SCHL-DRUMMOND
001700	TECHNICAL COLLEGE

Recorded Documents Updated: 3/15/2006

CONVERSION	
Date Recorded:	459557 434-171;649-89;785-125
QUIT CLAIM DEED	
Date Recorded: 3/3/2006	2006R-505372 939-360

Ownership Updated: 5/12/2011

DAVID A ZEP CZYK MASON WI

Billing Address:	Mailing Address:
DAVID A ZEP CZYK	DAVID A ZEP CZYK
30015 CO HWY E	30015 CO HWY E
MASON WI 54856	MASON WI 54856

Site Address * indicates Private Road

30015 COUNTY HWY E MASON 54856

Property Assessment Updated: 4/30/2014

2017 Assessment Detail

Code	Acres	Land	Imp.
G2-COMMERCIAL	2.000	6,700	73,300

2-Year Comparison

	2016	2017	Change
Land:	6,700	6,700	0.0%
Improved:	73,300	73,300	0.0%
Total:	80,000	80,000	0.0%

Property History

N/A

F.4 Signed Statement

April 3, 2017

Mr. David Zepczyk
30015 CTH E
Mason, WI 54856

Subject:

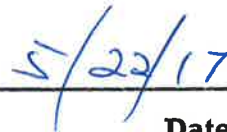
Four Corners Tavern
WDNR BRRTS #: 03-04-104167
PECFA Claim #: 54856-9726-78
30015 CTH E
Mason, WI 54856

(1) Beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter (NW^{1/4}, NW^{1/4}) of Section One (1), Township Forty-Five North, (45N), Range Five West, (5W), running thence along the North line of said forty 328 feet; thence South on a line parallel with the West line of said forty to the creek which runs through said forty in a Northeasterly direction; thence following along said creek in a Southwesterly direction to the West line of said forty, thence North along the West line of said forty to the place of beginning, Town of Lincoln, Bayfield County, Wisconsin.

I have reviewed the above mentioned legal description, and hereby certify that they are correct for the Four Corners Tavern site in Mason, WI.



Mr. David Zepczyk, Owner, Four Corners Tavern



Date

G.a Bayfield County Notification of Residual Contamination

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

311 S. First Ave. E (P.O. Box 428)
Washburn, WI, 54891

Dear Mr. Toepfer:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which county of Bayfield may become responsible. I investigated a release of:

petroleum products

on 30015 CTH E, Mason (Town of Lincoln), WI, 54856 that has shown that contamination

has migrated into the right-of-way for which county of Bayfield is responsible.

I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR 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 DNR that is relevant to this closure request, you should mail that information to the DNR contact: 101 S. Webster St. (P.O. Box 7921), Madison, WI, 53707, or at ralph.smith@wisconsin.gov.

Residual Contamination:

Soil Contamination:

Soil contamination remains at:

in the south right-of-way of County Highway E, near the north side of the Four Corners Saloon property, east of the intersection of CTH E and Four Corners Store Road.

The remaining contaminants include :

benzene

at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.

Contamination has been noted in this area at depths of four (4) to eight (8) feet and could extend deeper. Direct contact exposure is not a concern, but if the soil is disturbed, it should be disposed of properly.

If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>.

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

G.a Bayfield County Notification of Residual Contamination

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Page 2 of -4

Residual Soil Contamination:

If soil is excavated from the areas with residual contamination, the right-of-way holder at the time of excavation will be responsible for the following:

- determine if contamination is present,
 - determine whether the material would be considered solid or hazardous waste,
 - ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.
- Contaminated soil may be managed in-place, in accordance with s. NR 718, Wis. Adm. Code, with prior Department approval.

The right-of-way holder needs 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 from ingestion, inhalation or dermal contact.

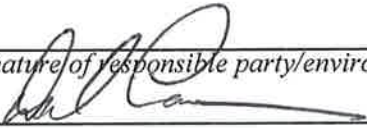
Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when 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.

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

If you have any questions regarding this notification, I can be reached at: (715) 675-9784
Dlarsen@reiengineering.com

<i>Signature of responsible party/environmental consultant for the responsible party</i> 	Date Signed 4-3-17
---	-----------------------

Attachments

Contact Information

Legal Description for each Parcel:

G.a Bayfield County Notification of Residual Contamination

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name David Zepczyk

Contact Person Last Name <u>Zepczyk</u>	First <u>David</u>	MI	Phone Number (include area code)	
Address <u>30015 CTH E</u>		City <u>Mason (Town of Lincoln)</u>	State <u>WI</u>	ZIP Code <u>54856</u>
E-mail				

Name of Party Receiving Notification:

Business Name, if applicable: Bayfield County Highway Department

Title <u>Mr.</u>	Last Name <u>Toepfer</u>	First <u>Thomas</u>	MI	Phone Number (include area code)	
Address <u>311 S. First Ave. E (P.O. Box 428)</u>		City <u>Washburn</u>	State <u>WI</u>	ZIP Code <u>54891</u>	

Site Name and Source Property Information:

Site (Activity) Name Four Corners Tavern

Address <u>30015 CTH E</u>	City <u>Mason (Town of Lincoln)</u>	State <u>WI</u>	ZIP Code <u>54856</u>
DNR ID # (BRRTS#) <u>03-04-104167</u>	(DATCP) ID #		

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: REI Engineering, Inc.

Contact Person Last Name <u>Larsen</u>	First <u>David</u>	MI	Phone Number (include area code) <u>(715) 675-9784</u>	
Address <u>4080 N. 20th Ave.</u>		City <u>Wausau</u>	State <u>WI</u>	ZIP Code <u>54401</u>
E-mail <u>dlarsen@reiengineering.com</u>				

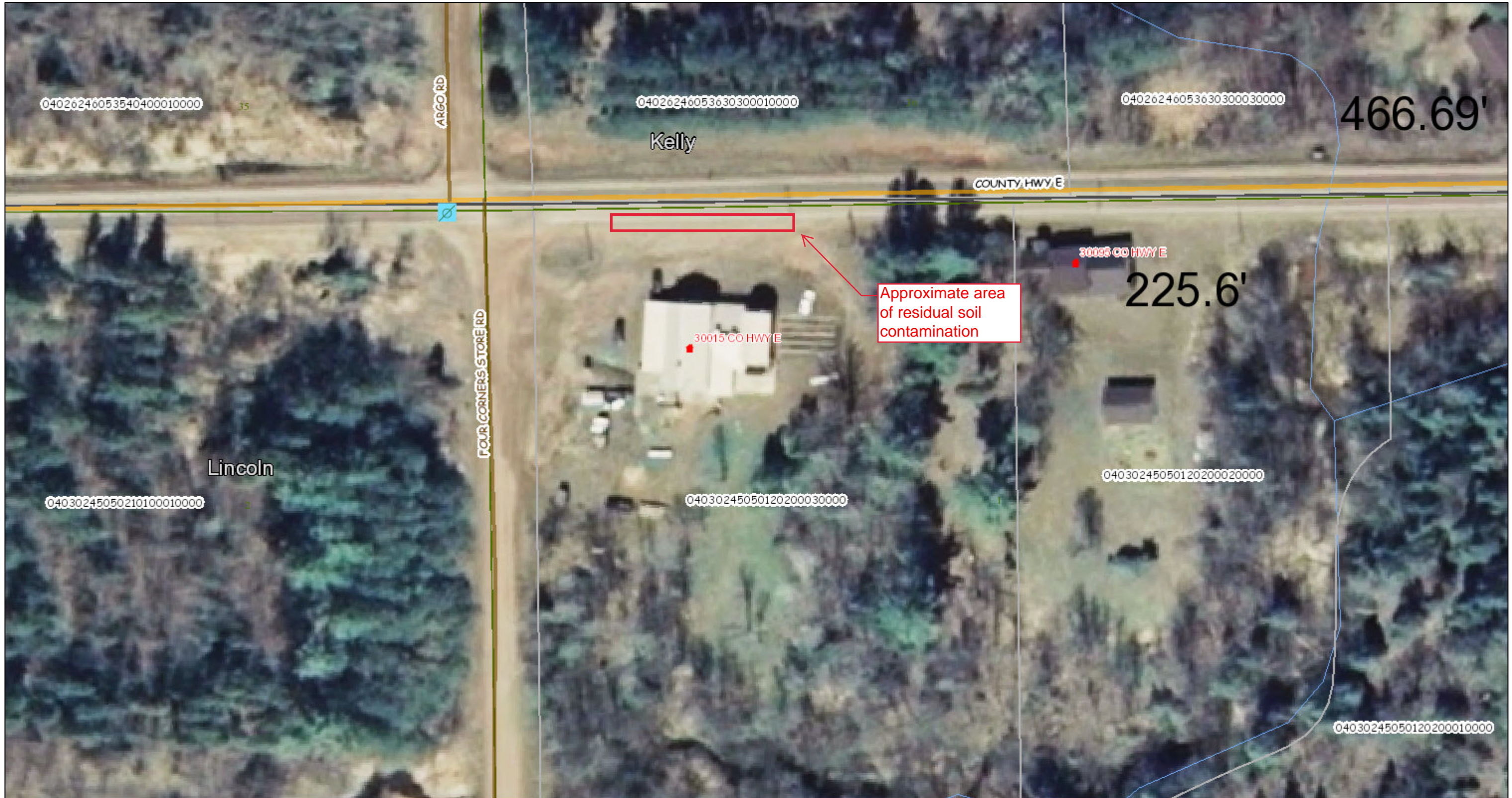
Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR)

Address <u>101 S. Webster St. (P.O. Box 7921)</u>	City <u>Madison</u>	State <u>WI</u>	ZIP Code <u>53707</u>
Contact Person Last Name <u>Smith</u>	First <u>Ralph</u>	MI	Phone Number (include area code) <u>(608) 261-6543</u>
E-mail (Firstname.Lastname@wisconsin.gov) <u>ralph.smith@wisconsin.gov</u>			

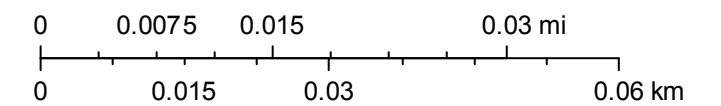
Bayfield County Right-of-Way



April 3, 2017

1:783

- | | | | |
|--|------------------|-----------------------------|--------------------|
| Building | Recorded Map | State | Tie Line |
| Corner Tie Sheets | Road Type | Town | Rivers |
| Section Corner Monument on File | CFR | Municipal Boundary | Douglas Co Parcels |
| Section Corner Monument Referenced on Survey | County | Section Lines | Ashland Co Parcel |
| Survey Maps | Federal | Approximate Parcel Boundary | |
| UnRecorded Map | Private | Meander Line | |



Bayfield

G.a Bayfield County Notification of Residual Contamination

7016 1370 0001 5683 4569

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

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.75

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ 1.40

Total Postage and Fees
 \$ 7.50



Sent To Toefer Thomas

Street and Apt. No., or PO Box No. 311 S. First Ave. E

City, State, ZIP+4® Washburn, WI 54891

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Mr. Toefer Thomas
 311 S. First Ave. E.
 PO Box 428
 Washburn, WI 54891

COMPLETE THIS SECTION ON DELIVERY

A. Signature M. D. Gustafson Agent
 Addressee MIKE GUSTAFSON Addressee

B. Received by (Printed Name) _____ C. Date of Delivery 4/5/17

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

G.b Town of Mason Notification of Residual Contamination

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Section B: ROW Notification: Residual Contamination and/or Continuing Obligations - Non-DOT ROWs

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

28640 Kyster Road
Mason, WI, 54856

Dear Mr. Dryer:

I am providing this notification to inform you of the location and extent of contamination remaining in a right-of-way for which you are responsible, and of certain long-term responsibilities (continuing obligations) for which town of Mason may become responsible. I investigated a release of:

petroleum products

on 30015 CTH E, Mason (Town of Lincoln), WI, 54856 that has shown that contamination

has migrated into the right-of-way for which town of Mason is responsible.

I have responded to the release, and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the proposed closure request:

The DNR will not review my closure request for at least 30 days after the date of this letter. As an affected right-of-way holder, you have a right to contact the DNR 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 DNR that is relevant to this closure request, you should mail that information to the DNR contact: 101 S. Webster St. (P.O. Box 7921), Madison, WI, 53707, or at ralph.smith@wisconsin.gov.

Residual Contamination:

Remaining groundwater contamination exceeds ch. NR 140 enforcement standards

Soil Contamination:

Soil contamination remains at:

Along the east right of way of Four Corners Store Road, near the intersection of CTH E.

The remaining contaminants include :

benzene

at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.

Contamination has been noted in this area at depths of four (4) to eight (8) feet and could extend deeper. Direct contact exposure is not a concern, but if the soil is disturbed, it should be disposed of properly.

If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If you or any other person plan to conduct utility or building construction for which dewatering will be necessary, you or that person must contact the DNR's Water Quality Program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>.

Continuing Obligations on the Right-of-Way (ROW) : As part of the response actions, I am proposing that the following continuing obligations be used at the affected ROW. If my closure request is approved, you will be responsible for the following continuing obligations:

G.b Town of Mason Notification of Residual Contamination

Notification of Continuing Obligations and Residual Contamination

Form 4400-286 (9/15)

Page 2 of -4

Residual Soil Contamination:

If soil is excavated from the areas with residual contamination, the right-of-way holder at the time of excavation will be responsible for the following:

- determine if contamination is present,
- determine whether the material would be considered solid or hazardous waste,
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. Contaminated soil may be managed in-place, in accordance with s. NR 718, Wis. Adm. Code, with prior Department approval.

The right-of-way holder needs 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 from ingestion, inhalation or dermal contact.

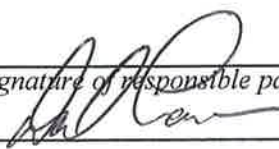
Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when 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.

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

If you have any questions regarding this notification, I can be reached at: (715) 675-9784
dlarsen@reiengineering.com

	Date Signed 4-3-17
---	-----------------------

Attachments

Contact Information

Legal Description for each Parcel:

G.b Town of Mason Notification of Residual Contamination

Notification of Continuing Obligations and Residual Contamination

Form 4400-286 (9/15)

C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name David Zepczyk

Contact Person Last Name Zepczyk	First David	MI	Phone Number (include area code)	
Address 30015 CTH E		City Mason (Town of Lincoln)	State WI	ZIP Code 54856
E-mail				

Name of Party Receiving Notification:

Business Name, if applicable: Town of Mason

Title Mr.	Last Name Dryer	First Mark	MI	Phone Number (include area code)	
Address 28640 Kyster Road		City Mason	State WI	ZIP Code 54856	

Site Name and Source Property Information:

Site (Activity) Name Four Corners Tavern

Address 30015 CTH E		City Mason (Town of Lincoln)	State WI	ZIP Code 54856
DNR ID # (BRRTS#) 03-04-104167	(DATCP) ID #			

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: REI Engineering, Inc.

Contact Person Last Name Larsen	First David	MI	Phone Number (include area code) (715) 675-9784	
Address 4080 N. 20th Ave.		City Wausau	State WI	ZIP Code 54401
E-mail <u>dlarsen@reiengineering.com</u>				

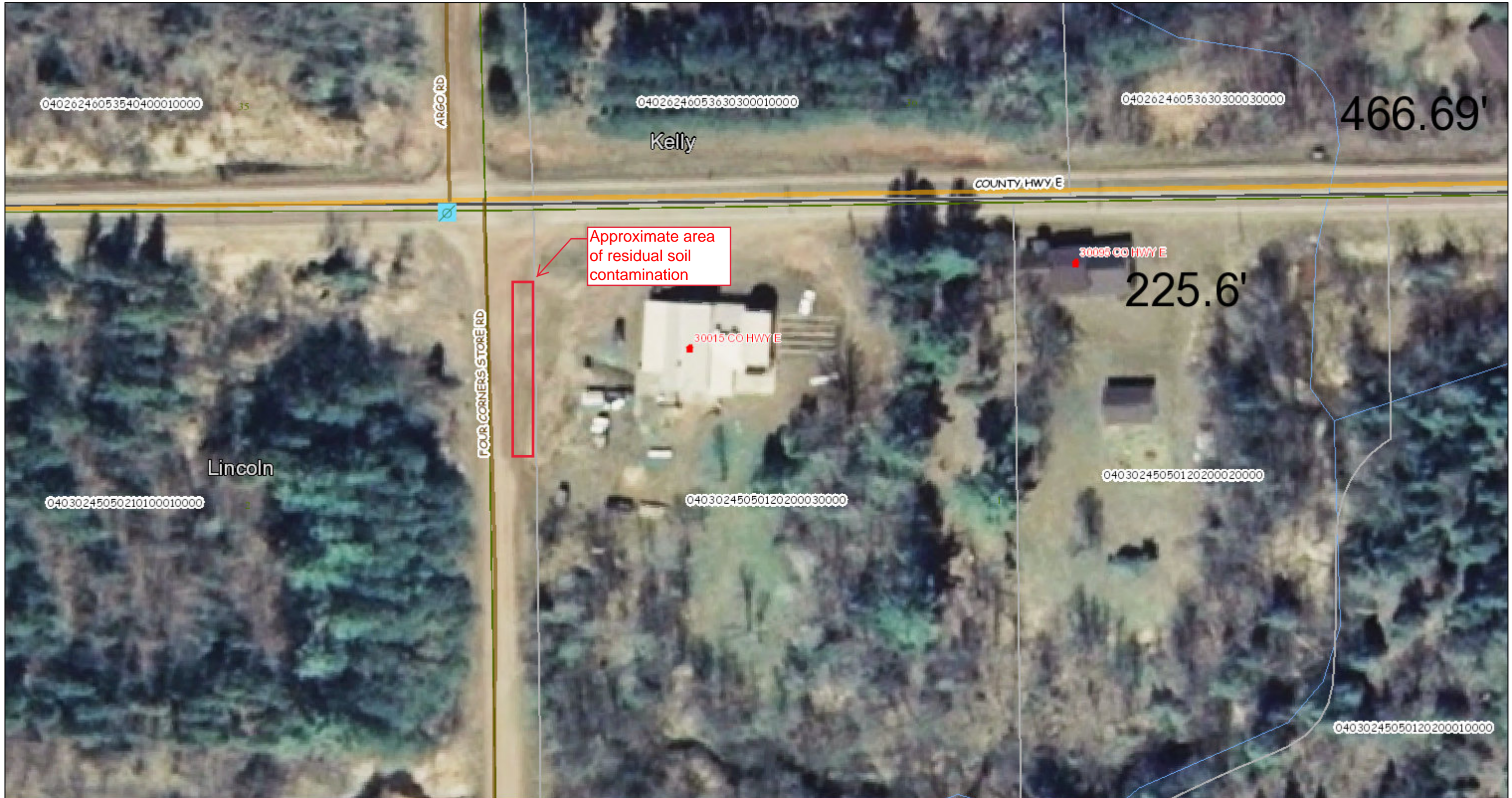
Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR)

Address 101 S. Webster St. (P.O. Box 7921)		City Madison	State WI	ZIP Code 53707
Contact Person Last Name Smith	First Ralph	MI	Phone Number (include area code) (608) 261-6543	
E-mail (Firstname.Lastname@wisconsin.gov) <u>ralph.smith@wisconsin.gov</u>				

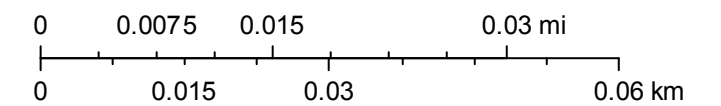
Town of Mason Right-of-Way



April 3, 2017

1:783

- Building
- Recorded Map
- State
- Tie Line
- Corner Tie Sheets**
- Section Corner Monument on File
- Road Type
- Town
- Rivers
- Section Corner Monument Referenced on Survey
- CFR
- Municipal Boundary
- Douglas Co Parcels
- County
- Section Lines
- Ashland Co Parcel
- Survey Maps**
- UnRecorded Map
- Federal
- Approximate Parcel Boundary
- Meander Line
- Private



Bayfield

G.b Town of Mason Notification of Residual Contamination

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\$	3.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.05
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	1.40
Total Postage and Fees	
\$	7.50



Sent To: Mr. Mark Dryer
 Street and Apt. No., or PO Box No.: 28640 Kuster Rd
 City, State, ZIP+4®: Mason WI 54856

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Mr. Mark Dryer
 28640 Kuster Rd
 Mason, WI 54856

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input checked="" type="checkbox"/> Agent
<input checked="" type="checkbox"/> [Signature]		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
MARK DRYER	4/2/17	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes		
If YES, enter delivery address below: <input checked="" type="checkbox"/> No		

Section A: Deeded Property Notification: Residual Contamination and/or Continuing Obligations

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

63040 US Highway 63
Mason, WI, 54856

Dear Mr. Lulich:

I am providing this letter to inform you of the location and extent of contamination remaining on your property, and of certain long-term responsibilities (continuing obligations) for which you may become responsible.

I have investigated a release of:

petroleum products

on 30015 CTH E, Mason (Town of Lincoln), WI, 54856 that has shown that contamination has migrated onto your property.

I have responded to the release and will be requesting that the Department of Natural Resources (DNR) grant case closure. Closure means that the DNR will not be requiring any further investigation or cleanup action to be taken. However, continuing obligations may be imposed as a condition of closure approval.

You have 30 days to comment on the attached legal description of your property and on the proposed closure request:

Please review the enclosed legal description of your property, and notify David Larsen at 4080 N. 20th Ave., Wausau, WI, 54401 within the next 30 days if the legal description is incorrect.

The DNR will not review my closure request for at least 30 days after the date of receipt of this letter. As an affected property owner, you have a right to contact the DNR 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 that is relevant to this closure request, or if you want to waive the 30 day comment period, you should mail that information to the DNR contact: 101 S. Webster St. (P.O. Box 7921), Madison, WI, 53707, or at ralph.smith@wisconsin.gov.

Your Long-Term Responsibilities as a Property Owner and Occupant:

The responses included

soil excavation and long term groundwater monitoring.

The continuing obligations I am proposing that affect your property are listed below, under the heading **Continuing Obligations**. Under s. 292.12 (5), Wis. Stats., current and future owners and occupants of this property are responsible for complying with continuing obligations imposed as part of an approved closure.

The fact sheet "Continuing Obligations for Environmental Protection" (DNR publication RR 819) has been included with this letter, to help explain the responsibilities you may have for maintenance of a certain continuing obligation, the limits of any liability for investigation and cleanup of contamination, and how these differ. If the fact sheet is lost, you may obtain copies at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

Contract for responsibility for continuing obligation:

Before I request closure, I will need to inform the DNR as to whom will be responsible for the continuing obligation/s on your property.

If impacted soil is excavated on the property, it must be properly disposed of.

Under s. 292.12, Wis. Stats., the responsibility for maintaining all necessary continuing obligations for your property will fall on you or any subsequent property owner, unless another person has a legally enforceable responsibility to comply with the requirements of the final closure letter. If you need more time to finalize an agreement on the responsibility for the continuing obligations on your Property, you may request additional time from the DNR contact identified in **Contact Information**.

(Note: Future property owners would need to negotiate a new agreement.)

Remaining Contamination:

Soil Contamination:

Soil contamination remains at :

Along the eastern edge of your property, which is for all intents and purposes Four Corners Store Road, near the intersection of CTH E.

The remaining contaminants include:

benzene

at levels which exceed the soil standards found in ch. NR 720, Wis. Adm. Code. The following steps have been taken to address any exposure to the remaining soil contamination.

Contamination has been noted in this area at depths of four (4) to eight (8) feet and could extend deeper. Direct contact exposure is not a concern, but if the soil is disturbed, it should be disposed of properly.

Continuing Obligations on Your Property: As part of the cleanup, I am proposing that the following continuing obligations be used at your property, to address future exposure to residual contamination. If my closure request is approved, you will be responsible for the following continuing obligations.

To construct a new well or to reconstruct an existing well, the property owner at the time of construction or reconstruction will need to obtain prior approval from the DNR. See the paragraph **GIS Registry and Well Construction Requirements**. Typically, this results in casing off a portion of the aquifer during drilling, when needed, to protect the water supply.

Residual Soil Contamination:

If soil is excavated from the areas with residual contamination, the property owner at the time of excavation will be responsible for the following:

- determine if contamination is present
- determine whether the material would be considered solid or hazardous waste
- ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules.

Contaminated soil may be managed in-place, in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval. In addition, all current and future property owners and occupants of the property and right-of-way holders 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.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along 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.

Maintenance and Audits of Continuing Obligations:

If compliance with a maintenance plan is required as part of a continuing obligation, an inspection log will need to be filled out periodically, and kept available for inspection by the DNR. Submittal of the inspection log may also be required. You will also need to notify any future owners or occupants of this property of the need to maintain the continuing obligation and to document that maintenance in the inspection log. Periodic audits of these continuing obligations may be conducted by the DNR, to ensure that potential exposure to residual contamination is being addressed. The DNR provides notification before conducting site visits as part of the audit.

GIS Registry and Well Construction Requirements:

If this site is closed, all properties within the site boundaries where contamination remains, or where a continuing obligation is applied, will be listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web, at <http://dnr.wi.gov/topic/Brownfields/clean.html>. Inclusion on this database provides public notice of remaining contamination and of any continuing obligations. Documents can be viewed on this database, and include final closure letters, site maps and any applicable maintenance plans. The location of the site may also be viewed on the Remediation and Redevelopment Sites Map (RR Sites Map), on the "GIS Registry" layer, at the same internet address listed above.

DNR approval prior to well construction or reconstruction is required for all sites included in the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. Special well construction standards may be necessary to protect the well from the remaining contamination. Well drillers need to first obtain approval from a regional water supply specialist in DNR's Drinking

**Notification of Continuing Obligations
and Residual Contamination**

Form 4400-286 (9/15)

Page 3 of 3

Water and Groundwater Program. The well construction application, form 3300-254, is on the internet at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

Site Closure:

If the DNR grants closure, you will receive a letter which defines the specific continuing obligations on your property. The status of the site (open or closed) may also be checked by searching BRRTS on the Web. You may view or download a copy of the closure letter (sent to the responsible party) from BRRTS on the Web. You may also request a copy of the closure letter from the **responsible party** or by writing to the DNR contact, at Ralph Smith, ralph.smith@wisconsin.gov, (608) 261-6543 . The final closure letter will contain a description of the continuing obligation, any prohibitions on activities and will include any applicable maintenance plan.

If you have any questions regarding this notification, I can be reached at: (715) 675-9784
dlarsen@reiengineering.com



Signature of responsible party/environmental consultant for the responsible party

Date Signed

9-18-17

Attachments

Contact Information

Legal Description for each Parcel:

Factsheets:

RR 819, Continuing Obligations for Environmental Protection

Notification of Continuing Obligations and Residual Contamination

Form 4400-286 (9/15)

C. I. Page

The affected property is:

- the source property (the source of the hazardous substance discharge), but the property is not owned by the person who conducted the cleanup (a deeded property)
- a deeded property affected by contamination from the source property
- a right-of-way (ROW)
- a Department of Transportation (DOT) ROW

Include this completed page as an attachment with all notifications provided under sections A and B.

Contact Information

Responsible Party: The person responsible for sending this form, and for conducting the environmental investigation and cleanup is:

Responsible Party Name David Zepczyk

Contact Person Last Name <u>Zepczyk</u>	First <u>David</u>	MI	Phone Number (include area code)	
Address <u>30015 CTH E</u>		City <u>Mason (Town of Lincoln)</u>	State <u>WI</u>	ZIP Code <u>54856</u>
E-mail				

Name of Party Receiving Notification:

Business Name, if applicable:

Title <u>Mr.</u>	Last Name <u>Lulich</u>	First <u>Darin</u>	MI <u>S</u>	Phone Number (include area code)	
Address <u>63040 US Highway 63</u>		City <u>Mason</u>	State <u>WI</u>	ZIP Code <u>54856</u>	

Site Name and Source Property Information:

Site (Activity) Name Four Corners Tavern

Address <u>30015 CTH E</u>		City <u>Mason (Town of Lincoln)</u>	State <u>WI</u>	ZIP Code <u>54856</u>
DNR ID # (BRRTS#) <u>03-04-104167</u>	(DATCP) ID #			

Contacts for Questions:

If you have any questions regarding the cleanup or about this notification, please contact the Responsible Party identified above, or contact:

Environmental Consultant: REI Engineering, Inc.

Contact Person Last Name <u>Larsen</u>	First <u>David</u>	MI	Phone Number (include area code) <u>(715) 675-9784</u>	
Address <u>4080 N. 20th Ave.</u>		City <u>Wausau</u>	State <u>WI</u>	ZIP Code <u>54401</u>
E-mail <u>dlarsen@reiengineering.com</u>				

Department Contact:

To review the Department's case file, or for questions on cleanups or closure requirements, contact:

Department of: Natural Resources (DNR)

Address <u>101 S. Webster St. (P.O. Box 7921)</u>		City <u>Madison</u>	State <u>WI</u>	ZIP Code <u>53707</u>
Contact Person Last Name <u>Smith</u>	First <u>Ralph</u>	MI	Phone Number (include area code) <u>(608) 261-6543</u>	
E-mail (Firstname.Lastname@wisconsin.gov) <u>ralph.smith@wisconsin.gov</u>				

TRANSFER ON DEATH DEED

PATRICIA A OLSON
BAYFIELD COUNTY, WI
REGISTER OF DEEDS

2009R-525107

02/19/2009 10:15AM

TF EXEMPT #: 10M

RECORDING FEE: 13.00

PAGES: 2

Document Number

Document Name

THIS DEED, made between Joan Lulich

("Grantor," whether one or more), and Tammera Neumann and Darin S. Lulich, as tenants in common

("Grantee," whether one or more).

Grantor transfers on death to Grantee (pursuant to Sec. 705.15 Wis. Stats.), the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Bayfield County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A.

Recording Area

Name and Return Address

Spears & Carlson
PO Box 547
Washburn, WI 54891

Parcel Identification Number (PIN)

This is not homestead property.

(is) (is not)

This document is exempt from the real estate transfer return and fee because it is not defined as a conveyance by sec. 77.21(1), Wis. Stats., for purposes of real estate transfer taxes because it is a transfer on death deed under Sec. 705.15, Wis. Stats., and is exempt under 77.25 (10m) and on the death of the grantor will be exempt under 77.25 (11m) Wisconsin Statutes.

Dated February 17, 2009

Signature line for Joan C. Lulich with handwritten signature and printed name.

Signature line for authentication with (SEAL) markers.

AUTHENTICATION

Signature(s)

authenticated on

V1011 P88--

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Atty. Jack A. Carlson, SBN 1016698

122 W. Bayfield St., Washburn, WI 54891

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.

BAYFIELD COUNTY)

Personally came before me on February 17, 2009

the above-named Joan C. Lulich

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

Signature line for Jack A. Carlson with handwritten signature and printed name.

Notary Public, State of WISCONSIN

My commission (is permanent) (expires:)

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

TRANSFER ON DEATH DEED

*Type name below signatures.

EXHIBIT A
Transfer on Death Deed
Lulich to Neumann/Lulich

The Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), Section Twenty-five (25), Township Forty-five (45) North, Range Five (5) West, Town of Lincoln, Bayfield County, Wisconsin.

The following parcels of real estate located in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), Section Six (6), Township Forty-six (46) North, Range Five (5) West, described as follows:

Commencing at the southwest corner of the aforesaid Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$); thence running in a northerly direction along the westerly boundary line of said forty for a distance of 500 feet to a point; thence running in an easterly direction on a line parallel with the southerly boundary line of said forty for a distance of 500 feet to a point; thence running southerly on a line parallel with the westerly boundary line of said forty for a distance of 500 feet more or less to a point on the southerly boundary line of said forty and thence in a westerly direction on said southerly boundary line to the point of beginning; AND

Commencing at the Southwest corner of the aforesaid forty and running in a northerly direction along the westerly boundary line of said forty for a distance of 500 feet to a point which is designated as the point of beginning; thence continuing to run North along the same boundary line for a distance of 750 feet to a point; thence running in an easterly direction on a line parallel with the southerly boundary line of said forty for a distance of 500 feet to a point; thence running southerly on a line parallel with the westerly boundary line of said forty for a distance of 750 feet to a point and thence run westerly on a line parallel with the southerly boundary line to the point of beginning.

An undivided one-half interest in the following described real estate, Bayfield County, State of Wisconsin:

Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), Section Three (3), Township Fifty-one (51) North, Range Five (5) West and the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), Section Thirty-five (35), Township Fifty-two (52) North, Range Five (5) West, Bayfield County, State of Wisconsin.

V1011 P89--

Impacted Area



September 18, 2017

Buildings

Corner Tie Sheets

Section Corner Monument on File

Section Corner Monument Referenced on Survey

Survey Maps

UnRecorded Map

Recorded Map

All Roads

CFR

County

Federal

Private

State

Town

Municipal Boundary

Section Lines

Approximate Parcel Boundary

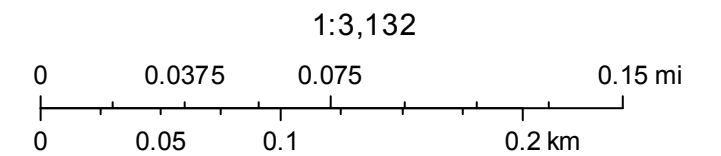
Meander Lines

Tie Lines

Rivers

Douglas Co Parcels

Ashland Co Parcels



Bayfield County

DRAWING FILE: P:\5300-5399\5377 - Four Corners\DWG\5377-Soil-RESIDUAL.DWG LAYOUT: soil PLOTTED: APR 10, 2017 - 11:53AM PLOTTED BY: ALANG

PARCEL ID#: 04026246053540400010000

PARCEL ID#: 04026246053630300010000

PARCEL ID#: 04030245050210100010000

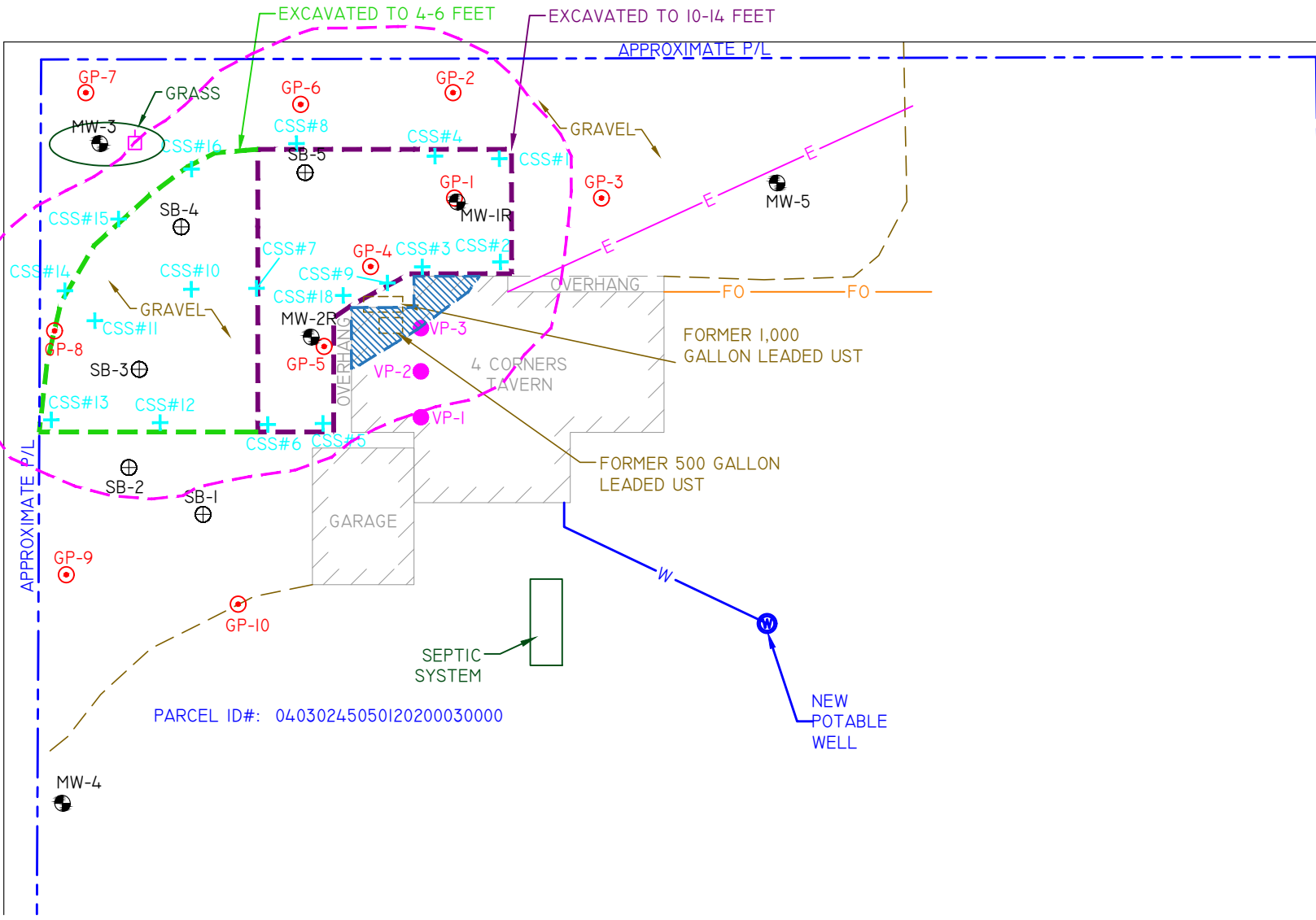
PARCEL ID#: 04030245050120200030000

CTH
"E"

FOUR CORNERS
STORE ROAD

FORMER
POTABLE
WELL

MW-6



LEGEND



SCALE: 1" = 40'

- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND ELECTRICAL LINE
- WATER LINE
- TELEPHONE LINE
- SOIL BORING
- MONITORING WELL
- GEOPROBE SOIL BORING
- EST. EXTENT OF RESIDUAL SOIL CONTAMINATION EXCEEDING DC RCL
- EST. EXTENT OF SOIL CONTAMINATION AT 4-12 FEET EXCEEDING GW PATHWAY RCL
- VAPOR PROBE



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

FIGURE B.2.b: RESIDUAL SOIL CONTAMINATION

PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 4/3/2017
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REI Engineering, INC.

7100 9160 1000 5495 2330

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$ 3.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.15

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage
\$.88

Total Postage and Fees
\$ 6.98

Sent To
Darin Lulich

Street and Apt. No., or PO Box No.
63040 US Hwy. 63

City, State, ZIP+4®
Mason, WI 54856

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Darin Lulich
63040 Hwy. 63
Mason, WI 54856

COMPLETE THIS SECTION ON DELIVERY

A. Signature
* Joan Lulich Agent Addressee

B. Received by (Printed Name)
Joan Lulich

C. Date of Delivery
9-23

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



October 11, 2018

MR THOMAS TOEPFER
BAYFIELD COUNTY HIGHWAY DEPARTMENT
311 S FIRST AVE E
PO BOX 428
WASHBURN WI 54891

SUBJECT: Notice of Closure Approval with Continuing Obligations for Rights-of-Way Holders for Bayfield County Highway E
Final Case Closure for Four Corners Tavern
30015 County Highway E, Mason, Wisconsin
DNR BRRTS Activity #03-04-104167

Dear Mr. Toepfer:

The Department of Natural Resources (DNR) recently approved the completion of environmental work done at the Four Corners Tavern site. This letter describes how that approval applies to the County Highway E right-of-way (ROW) north of the Four Corners Tavern property and to the east of the intersection of County Highway E and Four Corners Store Road. As the ROW holder, you are responsible for complying with these continuing obligations for any work you conduct in the ROW.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On April 8, 2017, you received information from REI Engineering, Inc. about the residual soil contamination from petroleum compounds in the ROW from Four Corners Tavern, located at 30015 County Highway E in Mason, and about the continuing obligations. Continuing obligations are meant to limit exposure to any remaining contamination.

Applicable Continuing Obligations

The continuing obligations that apply to this right-of-way are described below, and are consistent with Wisconsin Statutes § 292.12, and Wisconsin Administrative Code § NR 700 series.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. § 292.11, to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Soil Contamination (Wis. Adm. Code §§ NR 718, chs. 500 to 536, or Wis. Stat. § 289)

Soil contamination by petroleum compounds remains beneath and northwest of the Four Corners Tavern building as indicated on the attached Figure B.2.b: Residual Soil Contamination, prepared by REI and dated April 3, 2017.

If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with Wis. Adm. Code § NR 718, with prior DNR approval. This continuing obligation also applies to Bayfield County as the ROW holders for County Highway E, and to the ROW holders for Four Corners Store Road.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater 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.

Vapor migration is the movement of vapors originating from volatile chemicals in the soil or groundwater, into buildings or other areas where people may become exposed by breathing air contaminated by the vapors.

Please send written notifications in accordance with these requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
107 Sutliff Avenue
Rhineland, WI 54501

General Wastewater Permits for Construction Related Dewatering Activities

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

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

Additional Information

Additional information about this case is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>. Enter BRRTS# 03-04-104167 in the **Activity Number** field in the initial screen, then click on **Search**. Scroll down and click on the **GIS Registry Packet** link for information about the completion of the environmental work. The site may also be seen on the map view, RR Sites Map. RR Sites Map can be found at <http://dnr.wi.gov/topic/Brownfields/wrrd.html>.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact DNR Project Manager Ralph N. Smith at (608) 261-6543, or by email at ralph.smith@wisconsin.gov. You can also contact me at (715) 685-2920, or by email at christopher.saari@wisconsin.gov.

Sincerely,



Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachment:

- Figure B.2.b: Residual Soil Contamination, REI, April 3, 2017

cc: David Zepczyk, Four Corners Food & Spirits
David Larsen – REI (via email)
Ralph Smith – DNR Madison (via email)

DRAWING FILE: P:\5300-5399\5377 - FOUR CORNERS\DWG\5377-SOIL-RESIDUAL.DWG LAYOUT: SOIL PLOTTED: APR 10, 2017 - 11:53AM PLOTTED BY: ALANG

PARCEL ID#: 04026246053540400010000

PARCEL ID#: 04026246053630300010000

CTH
"E"

PARCEL ID#: 04030245050210100010000

PARCEL ID#: 04030245050120200030000

FOUR CORNERS
STORE ROAD

RIGHT-OF-WAY

EXCAVATED TO 4-6 FEET

EXCAVATED TO 10-14 FEET

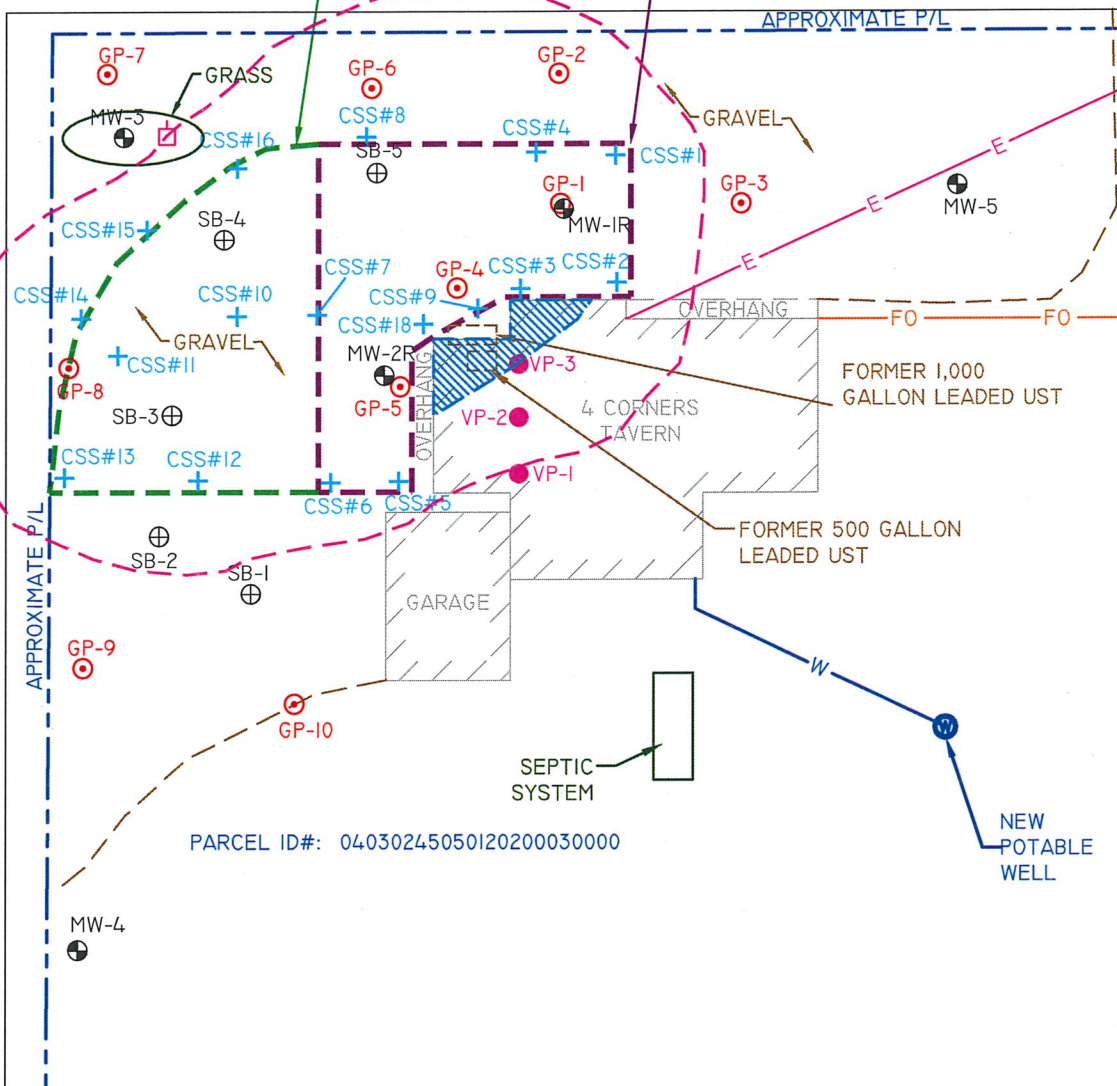
APPROXIMATE P/L

FORMER POTABLE WELL

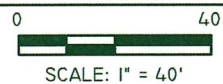


FORMER POTABLE WELL

MW-6



LEGEND



- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND ELECTRICAL LINE
- WATER LINE
- TELEPHONE LINE
- SOIL BORING
- MONITORING WELL
- GEOPROBE SOIL BORING
- EST. EXTENT OF RESIDUAL SOIL CONTAMINATION EXCEEDING DC RCL
- EST. EXTENT OF SOIL CONTAMINATION AT 4-12 FEET EXCEEDING GW PATHWAY RCL
- VAPOR PROBE



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

FIGURE B.2.b: RESIDUAL SOIL CONTAMINATION

PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 4/3/2017
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REI Engineering, INC.



October 11, 2018

MS TAMMERA NEUMANN & MR DARIN S LULICH
63040 US HWY 63
MASON WI 54856

SUBJECT: Notice of Closure Approval with Continuing Obligations for Rights-of-Way Holders for the Four Corners Store Road Right-of-Way
Final Case Closure for Four Corners Tavern
30015 County Highway E, Mason, Wisconsin
DNR BRRTS Activity #03-04-104167

Dear Ms. Neumann and Mr. Lulich:

The Department of Natural Resources (DNR) recently approved the completion of environmental work done at the Four Corners Tavern site. This letter describes how that approval applies to the Four Corners Store Road right-of-way (ROW) west of the Four Corners Tavern property. As the ROW holder, you are responsible for complying with these continuing obligations for any work you conduct in the ROW.

State law directs parties responsible for environmental contamination to take actions to restore the environment and minimize harmful effects. The law allows some contamination to remain in soil and groundwater if it does not pose a threat to public health, safety, welfare or to the environment.

On September 23, 2017, you received information from REI Engineering, Inc. about the residual soil contamination from petroleum compounds in the ROW from Four Corners Tavern, located at 30015 County Highway E in Mason, and about the continuing obligations. Continuing obligations are meant to limit exposure to any remaining contamination.

Applicable Continuing Obligations

The continuing obligations that apply to this right-of-way are described below, and are consistent with Wisconsin Statutes § 292.12, and Wisconsin Administrative Code § NR 700 series.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. § 292.11, to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Soil Contamination (Wis. Adm. Code §§ NR 718, chs. 500 to 536, or Wis. Stat. § 289)

Soil contamination by petroleum compounds remains beneath and northwest of the Four Corners Tavern building as indicated on the attached Figure B.2.b: Residual Soil Contamination, prepared by REI and dated April 3, 2017. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the

time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with Wis. Adm. Code § NR 718, with prior DNR approval. This continuing obligation also applies to Bayfield County as the ROW holders for County Highway E, and to the ROW holders for Four Corners Store Road.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater 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.

Vapor migration is the movement of vapors originating from volatile chemicals in the soil or groundwater, into buildings or other areas where people may become exposed by breathing air contaminated by the vapors.

Please send written notifications in accordance with these requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
107 Sutliff Avenue
Rhineland, WI 54501

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

If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/topic/wastewater/GeneralPermits.html>. If residual soil or groundwater contamination is likely to affect water collected in a pit/trench that requires dewatering, a general permit for Discharge of Contaminated Groundwater from Remedial Action Operations may be needed. If water collecting in a pit/trench that requires dewatering is expected to be free of pollutants other than suspended solids and oil and grease, a general permit for Pit/Trench Dewatering may be needed.

Additional Information

Additional information about this case is available at the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>. Enter BRRTS# 03-04-104167 in the **Activity Number** field in the initial screen, then click on **Search**. Scroll down and click on the **GIS Registry Packet** link for information about the completion of the environmental work. The site may also be seen on the map view, RR Sites Map. RR Sites Map can be found at <http://dnr.wi.gov/topic/Brownfields/wrrd.html>.

If you have any questions regarding this closure decision or anything outlined in this letter, please contact DNR Project Manager Ralph N. Smith at (608) 261-6543, or by email at ralph.smith@wisconsin.gov. You can also contact me at (715) 685-2920, or by email at christopher.saari@wisconsin.gov.

Sincerely,



Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachment:

- Figure B.2.b: Residual Soil Contamination, REI, April 3, 2017

cc: David Zepczyk, Four Corners Food & Spirits
David Larsen – REI (via email)
Ralph Smith – DNR Madison (via email)

DRAWING FILE: P:\5300-5399\5377 - Four Corners\DWG\5377-Soil-Residual.dwg LAYOUT: SOIL PLOTTED: APR 10, 2017 - 11:53AM PLOTTED BY: ALANG

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PARCEL ID#: 04026246053630300010000

RIGHT-OF-WAY

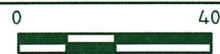
CTH "E"

PARCEL ID#: 04030245050210100010000

PARCEL ID#: 04030245050120200030000

FOUR CORNERS STORE ROAD

LEGEND



SCALE: 1" = 40'

- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND ELECTRICAL LINE
- WATER LINE
- TELEPHONE LINE
- SOIL BORING
- MONITORING WELL
- GEOPROBE SOIL BORING
- EST. EXTENT OF RESIDUAL SOIL CONTAMINATION EXCEEDING DC RCL
- EST. EXTENT OF SOIL CONTAMINATION AT 4-12 FEET EXCEEDING GW PATHWAY RCL
- VAPOR PROBE



FOUR CORNERS TAVERN
30015 COUNTY HIGHWAY E
MASON, WISCONSIN

FIGURE B.2.b: RESIDUAL SOIL CONTAMINATION

PROJECT No. 5377axUC	DRAWN BY: AJG	DATE: 4/3/2017
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REI Engineering, INC.

