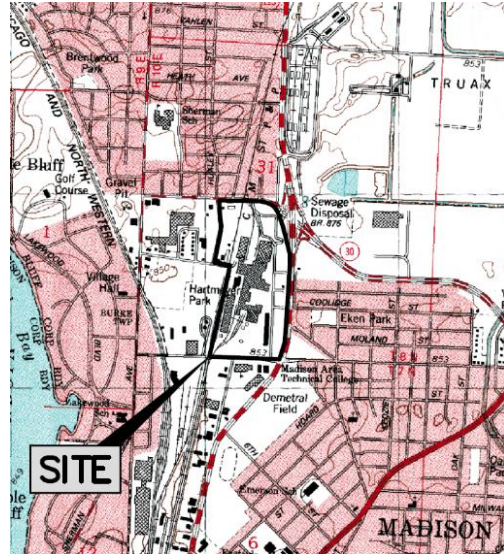


Former Oscar Mayer Facility Summary of Environmental Conditions Central Parcel

910 Mayer Avenue
Madison, WI

BACKGROUND

The former Oscar Mayer facility (“Property” or “Site”) is located at 910 Mayer Avenue in Madison, Wisconsin in a mixed-use area, industrial, commercial, recreational, and residential land uses. The Site was used for production of packaged meats and hot dogs from the early 1900s to 2017. Associated meat production and packaging operations at the facility included the use of equipment and machinery that used various chemicals, including solvents, petroleum products, acids, and maintenance-related products. The Site totals 70 acres in size and is divided into a main “Central” parcel, and “East” and “West” parcels that are separated by railroads and roads. This document provides an overview of the environmental conditions of the Central parcel.



ENVIRONMENTAL ASSESSMENTS COMPLETED

In the summer and fall of 2017, the purchaser of the Site had environmental site assessments (ESAs) completed to support the Site redevelopment process. The initial phase of the ESAs included review of historic documentation and records and evaluation of the former operations that could have resulted in potential subsurface contamination. This phase identified the following areas of focus for the Central parcel:

- Chemical use, waste and storage areas.
- Historic spills reported to WDNR.
- Areas of historic fill prior to site development.

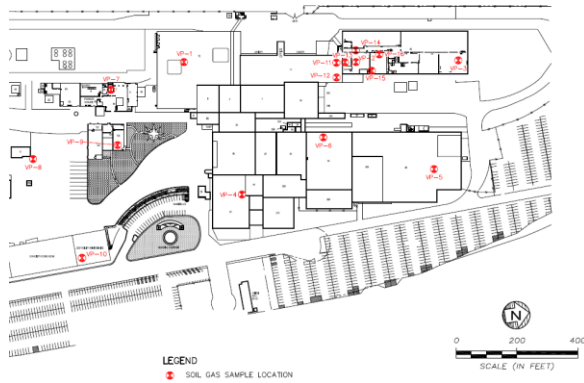
To further understand these areas of focus, a Site-wide investigation of soil and groundwater as well as soil gas sampling occurred. The purpose of the second phase of the ESAs was to:

- 1) Determine potential on-Site risks to users of the Site in the context of redevelopment (e.g., future workers, developers/land owners, etc.)
- 2) Evaluate the potential for and risks of contaminants originating from the Site and migrating off-Site; and
- 3) Assess the potential for unknown USTs remaining on-Site so that proper investigation and other regulatory requirements are adequately addressed.

ENVIRONMENTAL SAMPLES COLLECTED

The second phase of the ESA conducted at the Site consisted of:

- 63 soil borings
- Numerous soil and groundwater samples
- 16 sub-slab vapor samples



The results of the second phase of the ESAs resulted in notification to WDNR of three new releases at the Site.



Former Filling Stations

The first of the three notifications of release reported to WDNR was related to contaminants discovered from samples collected near three former filling stations (gas stations) located in the east parking lot. The former filling stations were demolished when Packers Avenue was relocated further to the east sometime in the late 1960s.

Former Ethylene Dichloride Above Ground Storage Tanks

The second notification was related to contaminants discovered in the vicinity of former ethylene dichloride above ground storage tanks located in the unpaved grassy area at the south side of the Site. The tanks and buildings are no longer in operation at the Site.

Former Spice Room in Building 43

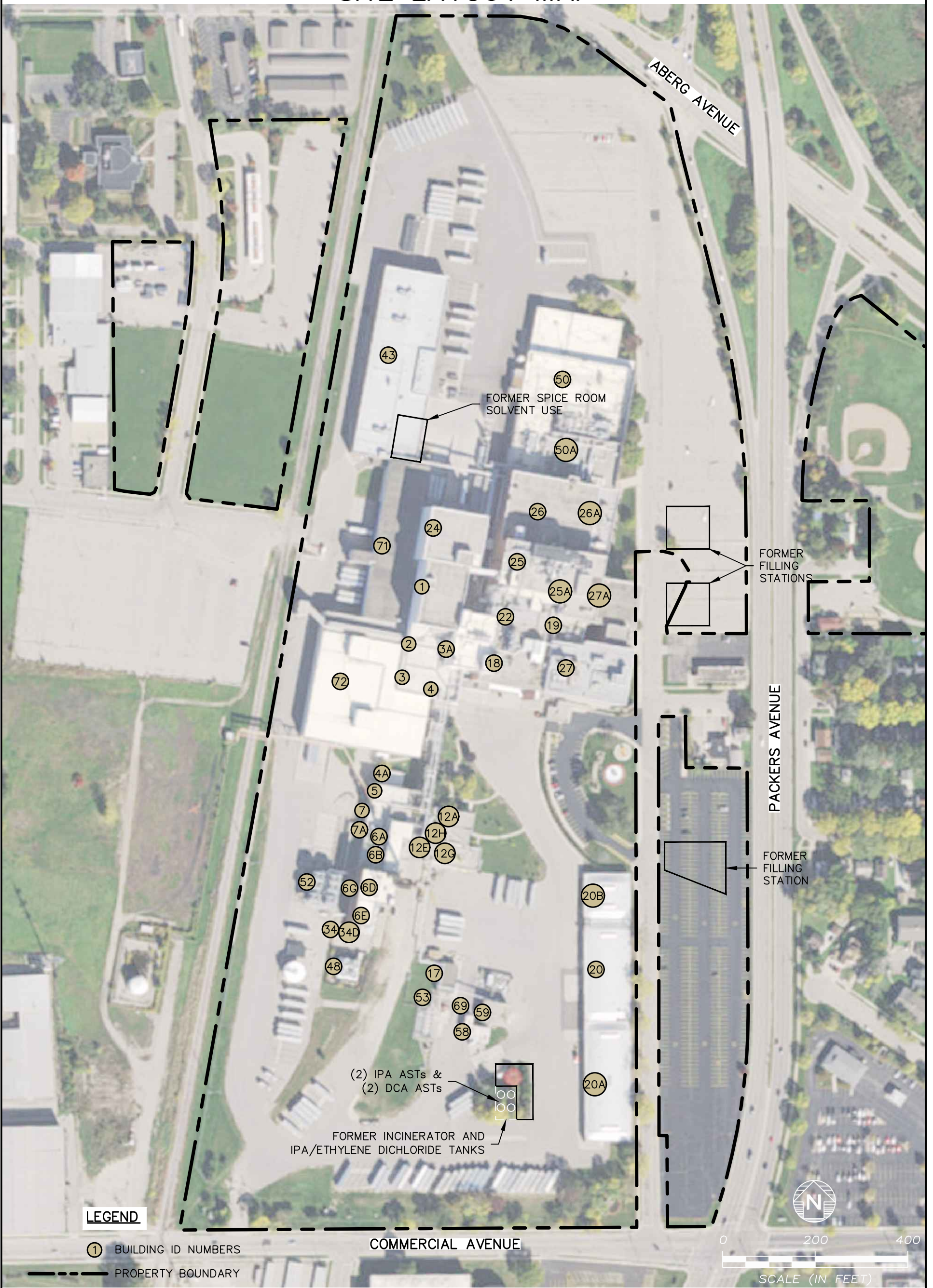
The third notification was related to contaminants detected in sub-slab soil gas samples collected in and around the former spice room located at the west-central portion of the Site.

The locations of these release areas is shown on the attached Figure.

NEXT STEPS AT THE SITE.....ADDITIONAL SITE INVESTIGATION WORK

In early March 2018 the WDNR received Site Investigation Work Plans that outlined the investigation approach to further evaluate and define the extent of contamination at each of the three release areas.

SITE LAYOUT MAP



LEGEND

- ① BUILDING ID NUMBERS
- PROPERTY BOUNDARY

CADD Review
FGB
DRAWN BY:
GML
Date Drawn/Rev'd
8/3/17-2/28/18



910 MAYER LLC

910 MAYER AVENUE
MADISON, WISCONSIN

Environmental Resources Management

CHK'D BY:
MMV

0441161

FIGURE

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