

## **GIS Registry Disclaimer**

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

# GIS REGISTRY

## Cover Sheet

July, 2008  
(RR 5367)

### Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X:  Y:

*\* Coordinates are in  
WTM83, NAD83 (1991)*

#### WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source  
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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

Contamination in ROW

Off-Source Contamination

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

#### Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for  
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic  
development corporation)*

Monitoring wells properly abandoned? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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

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

BRRTS #: 03-05-000705 PARCEL ID #: E-222

ACTIVITY NAME: Blue Star/Potts Cheese Factory WTM COORDINATES: X: 693876 Y: 44535

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #:**                      **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 2                      Title: Area Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: Various                      Title: Various - 2 pages total**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #:**                      **Title:**

BRRTS #: 03-05-000705

ACTIVITY NAME: Blue Star/Potts Cheese Factory

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

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

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

**Figure #:**                      **Title:**

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

**Figure #: 6**                      **Title: Directional Groundwater Flow**

**Figure #:**                      **Title:**

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

**Table #: Various**                      **Title: Various - 4 pages total**

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

**Table #:**                      **Title:**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #:**                      **Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

**Figure #:**                      **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-05-000705

ACTIVITY NAME: Blue Star/Potts Cheese Factory

## NOTIFICATIONS

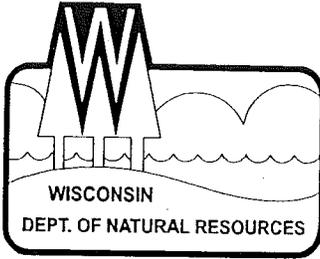
### Source Property

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

### Off-Source Property

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

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.  
**Number of "Off-Source" Letters:**
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).  
**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
William R. Selbig, Regional Director

Northeast Region Headquarters  
Green Bay Service Center  
1125 N. Military Avenue  
P.O. Box 10448  
Green Bay, Wisconsin 54307-0448  
Telephone 920-492-5800  
FAX 920-492-5913  
TDD 920-492-5912

November 13, 1998

*File*

Mr. Al Gambrel  
Stella Foods, Inc.  
25 Tri-State International Office Ctr, Ste. 250  
Lincolnshire, IL 60069-4434

SUBJECT: Case Closure; Blue Star/Potts Cheese Factory; 5350 Hwy 29; Denmark  
BRRTS ID #: 03-05-00705

Dear Mr. Gambrel:

On November 14, 1994, you were notified that the above referenced site was reviewed by the Northeast Region Closeout Committee and qualified for closure under ch. NR 726, Wis. Adm. Code. However, the site could not be officially closed until the department received documentation that the deed restriction was filed with the Brown County Register of Deeds.

On November 5, 1998, the Department received a copy and proof of filing of the deed restriction for the above referenced property. Therefore, the Department considers this case closed, having determined that no further action is necessary at this time. However, this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety or welfare of the environment.

If you have any questions regarding the content of this letter, please contact Kathy Erdmann at (920) 492-5798.

Sincerely,

Carrie Rackey  
Waste Management Specialist  
Bureau of Remediation and Redevelopment

cc: Michael D. Flanagan; Foley & Lardner; Firstar Center; 777 E Wisconsin Ave;  
Milwaukee, WI 53202-5367  
Jeff Dobrzynski; Giles Engineering; N8W22350 Johnson Rd; Waukesha, WI 53186



Quality Natural Resources Management  
Through Excellent Customer Service



1649808

Document Number

**DECLARATION OF RESTRICTIONS  
AND COVENANTS**

Parcel I (Plant) - Part of the Southwest ¼ of the Southeast ¼, Section 22, Township 23 North, Range 22 East, Town of Eaton, Brown County, Wisconsin, as more completely described in Exhibit "A" in document number 1424132, September 9, 1994, Brown County Register of Deeds.

BROWN COUNTY  
REGISTER OF DEEDS  
CATHY WILLIQUETTE

1998 OCT 28 A 9:05

Recording Area

Name and Return Address  
Michael D. Flanagan  
Foley & Lardner  
777 E. Wisconsin Avenue  
Milwaukee, WI 53202

16 2/4  
**GB ABST**

E-222 and E-224-1  
Parcel Identification Number (PIN)

Declaration of Restrictions and Covenants

In Re: Parcel I (Plant) -- part of the Southwest 1/4 of the Southeast 1/4, Section 22, Township 23 North, Range 22 East, Town of Katon, Brown County, Wisconsin, as more completely described in Exhibit "A" in document number 1424132, September 9, 1994, Brown County Register of Deeds.

STATE OF WISCONSIN                    )  
  ) ss  
COUNTY OF BROWN                    )

WHEREAS, Stella Foods, Inc. is the owner of the above-described property; and  
WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time;  
NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

One or more gasoline discharges have occurred at this property. Structural impediments existing at the time of cleanup made complete remediation of the contamination impracticable. Gasoline contaminated soil may remain on this property at the following locations: by the north and west wall of the plant near to where Tank A was removed (see attached map). Pursuant to the requirements of s. 144.76, Stats., any future subsurface work on this property which removes the structural impediments which currently exist shall provide for an investigation of the degree and extent of gasoline contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

Declaration of Restrictions and Covenants

In Re: Parcel I (Plant) -- part of the Southwest 1/4 of the Southeast 1/4, Section 22, Township 23 North, Range 22 East, Town of Eaton, Brown County, Wisconsin, as more completely described in Exhibit "A" in document number 1424132, September 9, 1994, Brown County Register of Deeds.

STATE OF WISCONSIN                    )  
  ) ss  
COUNTY OF Brown                    )

WHEREAS, Stella Foods, Inc. is the owner of the above-described property; and

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time;

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

One or more gasoline discharges have occurred at this property. Structural impediments existing at the time of cleanup made complete remediation of the contamination impracticable. Gasoline contaminated soil may remain on this property at the following locations: by the north and west wall of the plant near to where Tank A was removed (see attached map). Pursuant to the requirements of s. 144.76, Stats., any future subsurface work on this property which removes the structural impediments which currently exist shall provide for an investigation of the degree and extent of gasoline contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions and Covenants, this 2nd day of October, 1998.

The undersigned certifies that he is authorized by Stella Foods, Inc. to execute such Declaration of Restrictions and Covenants on its behalf.

Signatures: \_\_\_\_\_

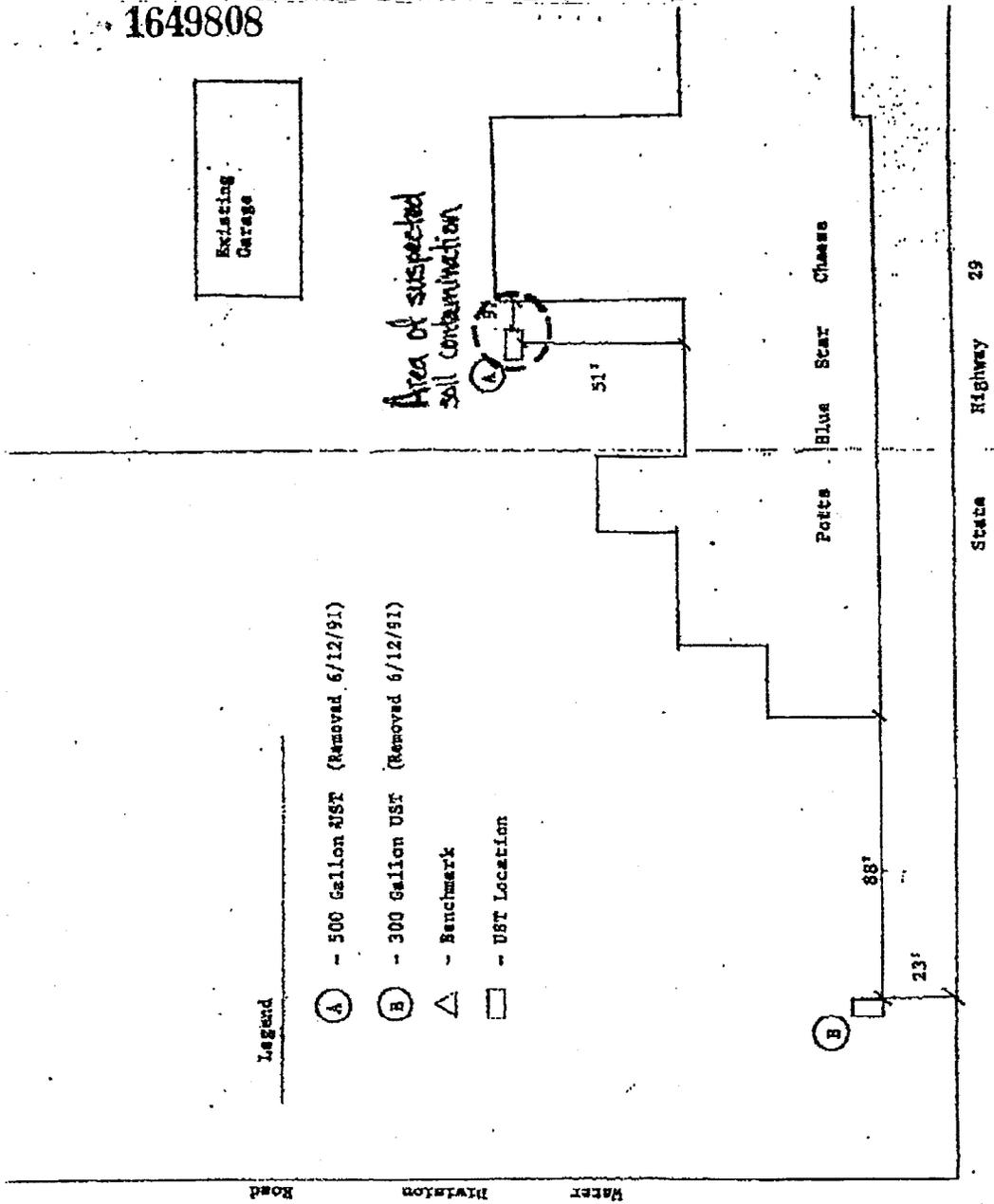
Printed Name: Louis-Philippe Carrière, Secretary

subscribed and sworn to before me  
this 2nd day of October, 1998.

L. Lamoignon  
Lune Lamoignon  
Notary Public, State of Province of Quebec  
My commission 2/15

This document was drafted by the Wisconsin Department of Natural Resources.

1649808

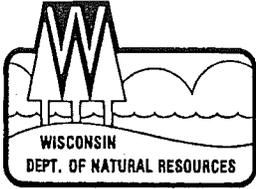


Legend

- Ⓐ - 500 Gallon UST (Removed 6/12/91)
- Ⓑ - 300 Gallon UST (Removed 6/12/91)
- △ - Benchmark
- - UST Location

1" = 40'

Benchmark:  
Intersection of Centerlines



George E. Meyer, Secretary  
William R. Selbig, District Director

# COPY

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Lake Michigan District Headquarters  
Solid & Hazardous Waste Program  
1125 N. Military Avenue, PO Box 10448  
Green Bay, WI 54307-0448  
TELEPHONE: (414)492-5916  
TELEFAX: (414)492-5869

November 14, 1994

Jerry Potts  
4092 Allen Road  
Green Bay, WI 54311

SUBJECT: Deed Restriction  
Blue Star/Potts Cheese Factory, 5350 Highway 29, Denmark  
WDNR LUST ID # 05-705

Dear Mr. Potts:

On November 1, 1994, the Lake Michigan District Close Out Committee met to discuss various sites. The committee has agreed to close this site pending a deed restriction. This deed restriction will state that inaccessible soil contamination may remain at this site and that additional remedial action is not feasible at this time. The document would be placed in the file with the deed running with the property.

Only when the deed restriction has been finalized and filed with Brown County can this site be closed. To complete the deed notification, the Department requires a complete (unabbreviated) legal description of the property be provided. This may be obtained from the Brown County Register of Deeds. Please obtain this document and submit to the Department by December 5, 1994. You may submit the deed to:

Wisconsin Department of Natural Resources  
ATTN: Ashley Kimbell  
1125 N. Military Avenue, PO Box 10448  
Green Bay, WI 54307-0448

As soon as this is received and the deed restriction is completed, the Department will send you a copy of the deed restriction, containing language regarding the remaining petroleum contamination. This copy will be sent for your review and signature. If it is acceptable, you are to sign it and return a signed copy with proof of filing for our files. At that time, the site may be closed.

This deed restriction is an option which the Department can offer in order to close this site. If you choose not to accept this option, you may perform additional investigation and cleanup of the remaining contamination.

If you have any questions, you may contact me at (414) 492-5942.

Sincerely,

Ashley Kimbell, Program Assistant  
Leaking Underground Storage Tank Unit

cc: Jeff Dobrzynski, Giles Engineering, N8W22350 Johnson Road, Waukesha, WI 53186

1424132

WARRANTY DEED

J 24014 I 20

This Deed, made between ORE-IDA FOODS, INC., a Delaware Corporation

Grantor, and STELLA FOODS, INC., a Delaware Corporation

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in County, State of Wisconsin:

REGISTER OF DEEDS BROWN COUNTY

'94 SEP 9 PM 3 10

CATHY WILLIQUETTE REGISTER OF DEEDS

RETURN TO Michael J. Cramer 1088 Springhurst Drive Green Bay, WI 54304

Tax Parcel No: E-222; E-224-1 Parcel Parcel A

16 2

See attached legal description (6 parcels).

TRANSFER

\$ 2,310.00 FEE

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except for easements and other matters of record.

and will warrant and defend the same.

Dated this 22nd day of April, 1994

ORE-IDA FOODS, INC.

G. R. Surabian (SEAL)

Vice President Logistics (SEAL)

Charles C. White (SEAL)

Vice President Finance (SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Michael J. Cramer

Attorney at Law

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

ACKNOWLEDGMENT

STATE OF WISCONSIN IDAHO

Ada County, SS.

Personally came before me this 22nd day of April, 1994 the above named

Gregory R. Surabian Charles C. White

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

Alicia Williams

Alicia Williams

Notary Public Hda County, Wis. Ida.

My Commission is permanent (If not, state expiration date: 5-23, 1994)

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

J 24014 I 21

EXHIBIT "A"

Parcel I (Plant)

Part of the Southwest 1/4 of the Southeast 1/4, Section 22, Township 23 North, Range 22 East, Town of Eaton, Brown County, Wisconsin described by:

*05 1/2 ... Ex. A2 ... #1474132*  
Commencing at the Southwesterly corner of the said Southwest 1/4 of the Southeast 1/4; thence North along the Westerly line of the said Southwest 1/4 of the Southeast 1/4 34.45 feet to the POINT OF BEGINNING; thence continuing North along the said Westerly line 325.91 feet; thence South 80° 14' 51" East 672.48 feet to the Easterly line of the West 1/2 of the said Southwest 1/4 of the Southeast 1/4; thence South 0° 00' 56" West along the said Easterly line 208.20 feet to the Northerly right-of-way line of S.T.H. "29"; thence North 88° 51' 29" West along the said Northerly right-of-way line 295.40 feet; thence continuing along the said Northerly right-of-way line South 1° 08' 31" West 10.00 feet; thence continuing along the said Northerly right-of-way line North 88° 51' 29" West 254.10 feet; thence continuing along the said Northerly right-of-way line South 1° 08' 31" West 7.00 feet; thence continuing along the said Northerly right-of-way line North 88° 51' 29" West 113.00 feet to the point of beginning, EXCEPTING THEREFROM that part thereof being used for street purposes, and also EXCEPTING THEREFROM that part described in Jacket 20667 of Records, Image 33.

Parcel I-A)

That part of the Southwest 1/4 of the Southeast 1/4, Section 22, Township 23 North, Range 22 East, in the Town of Eaton, Brown County, Wisconsin described as:

Commencing at the Southwesterly corner of the said Southwest 1/4 of the Southeast 1/4; thence South 88° 57' 35" East along the Southerly line of the said Southwest 1/4 of the Southeast 1/4, 662.80 feet to the Easterly line of the West 1/2 of the said Southwest 1/4 of the Southeast 1/4; thence North 0° 00' 56" East along the said Easterly line 40.28 feet to the POINT OF BEGINNING; thence North 88° 51' 29" West 265.00 feet to a point hereinafter referred to as Point "A"; thence continuing North 88° 51' 29" West 30.59 feet to the Northerly right of way line of STH 29; thence North 1° 08' 31" East along the said Northerly right of way line 10.00 feet; thence continuing along the said Northerly right of way line South 88° 51' 29" East 295.40 feet to the Easterly line of the West 1/2 of the said Southwest 1/4 of the Southeast 1/4; thence South 0° 00' 56" West 10.00 feet to the point of beginning.

(EXHIBIT "A" CONTINUED)

*side of ... but doesn't have to be filed*  
~~attach ... of the ...~~

J 24014 I 22

## EXHIBIT "A" CONTINUED

Parcel II (Ponds)

Part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all located in Section 22, Township 23 North, Range 22 East, Town of Eaton, Brown County, Wisconsin described by:

Commencing at the Southwesterly corner of the said Southwest 1/4 of the Southeast 1/4; thence South 88° 57' 35" East along the Southerly line of the said Southwest 1/4 of the Southeast 1/4 1,041.61 feet; thence North 1° 03' 01" East 778.01 feet; thence South 88° 57' 35" East 77.07 feet to the POINT OF BEGINNING; thence North 0° 01' 52" East 276.76 feet; thence South 89° 58' 08" East 48.05 feet to the Westerly line of the property described in Jacket 11135 Image 10 Brown County Records; thence North 0° 01' 52" East along the said Westerly line 274.16 feet to the Northerly line of the said Southwest 1/4 of the Southeast 1/4; thence South 88° 55' 06" East along the said Northerly line and along the Northerly line of the said Southeast 1/4 of the Southeast 1/4 808.19 feet to the Easterly line of the property described in Jacket 11135 Image 10 Brown County Records; thence South 0° 02' 48" West along the said Easterly line 551.18 feet to the Southerly line of the property described in Jacket 11135 Image 10 Brown County Records; thence North 88° 57' 35" West along the said Southerly line 856.08 feet to the point of beginning.

Parcel III (Ingress - Egress HWY 29 - Ponds)

A non-exclusive easement for the benefit of Parcel II as created in an easement executed by Jeffrey J. Potts and Ann M. Potts to Potts Blue Star Cheese, Inc., a Wisconsin Corporation dated August 30, 1990 and recorded in the office of the Register of Deeds for Brown County, Wisconsin on August 31, 1990 in Jacket 15997 Image 10 as Document Number 1223462 being over and across the following described Property:

Part of the Southwest 1/4 of the Southeast 1/4, Section 22, Township 23 North, Range 22 East, Town of Eaton, Brown County, Wisconsin described by:

Commencing at the Southwesterly corner of the said Southwest 1/4 of the Southeast 1/4; thence South 88° 57' 35" East along the Southerly line of the said Southwest 1/4 of the Southeast 1/4 1,041.61 feet; thence North 1° 03' 01" East 49.60 feet to a point on the Northerly right-of-way line of S.T.H. "29", said point being the POINT OF BEGINNING; thence North 88° 51' 29" West along the said Northerly right-of-way line 12.00 feet; thence North 1° 03' 01" East 778.38 feet; thence South 88° 57' 35" East 88.18 feet; thence South 0° 01' 52" West 50.01 feet; thence North 88° 57' 35" West 77.07 feet; thence South 1° 03' 01" West 728.41 feet to the point of beginning.

(EXHIBIT "A" CONTINUED)

1424132

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## EXHIBIT "A" CONTINUED

Parcel IV (Sewer)

A non-exclusive easement for the benefit of Parcels I and II hereof as created in an instrument executed by Jeffrey J. Potts and Ann M. Potts, husband and wife to Potts Blue Star Cheese, Inc. a Wisconsin Corporation dated August 30, 1990 and recorded in said Register's office on August 31, 1990 in Jacket 15997 Image 1 as Document Number 1223460 being over and across a portion of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 23 North, Range 22 East, Town of Eaton, Brown County, Wisconsin.

Parcel V (Utility)

A non-exclusive easement for the benefit of Parcels I and II hereof as created in an instrument executed by Jeffrey J. Potts and Ann M. Potts, husband and wife to Potts Blue Star Cheese, Inc., a Wisconsin Corporation dated August 30, 1990 and recorded in said Register's office on August 31, 1990 in Jacket 15997 Image 5 as Document Number 1223461; being over and across the following described premises:

Part of the Southwest 1/4 of the Southeast 1/4, Section 22, Township 23 North, Range 22 East, Town of Eaton, Brown County, Wisconsin described by:

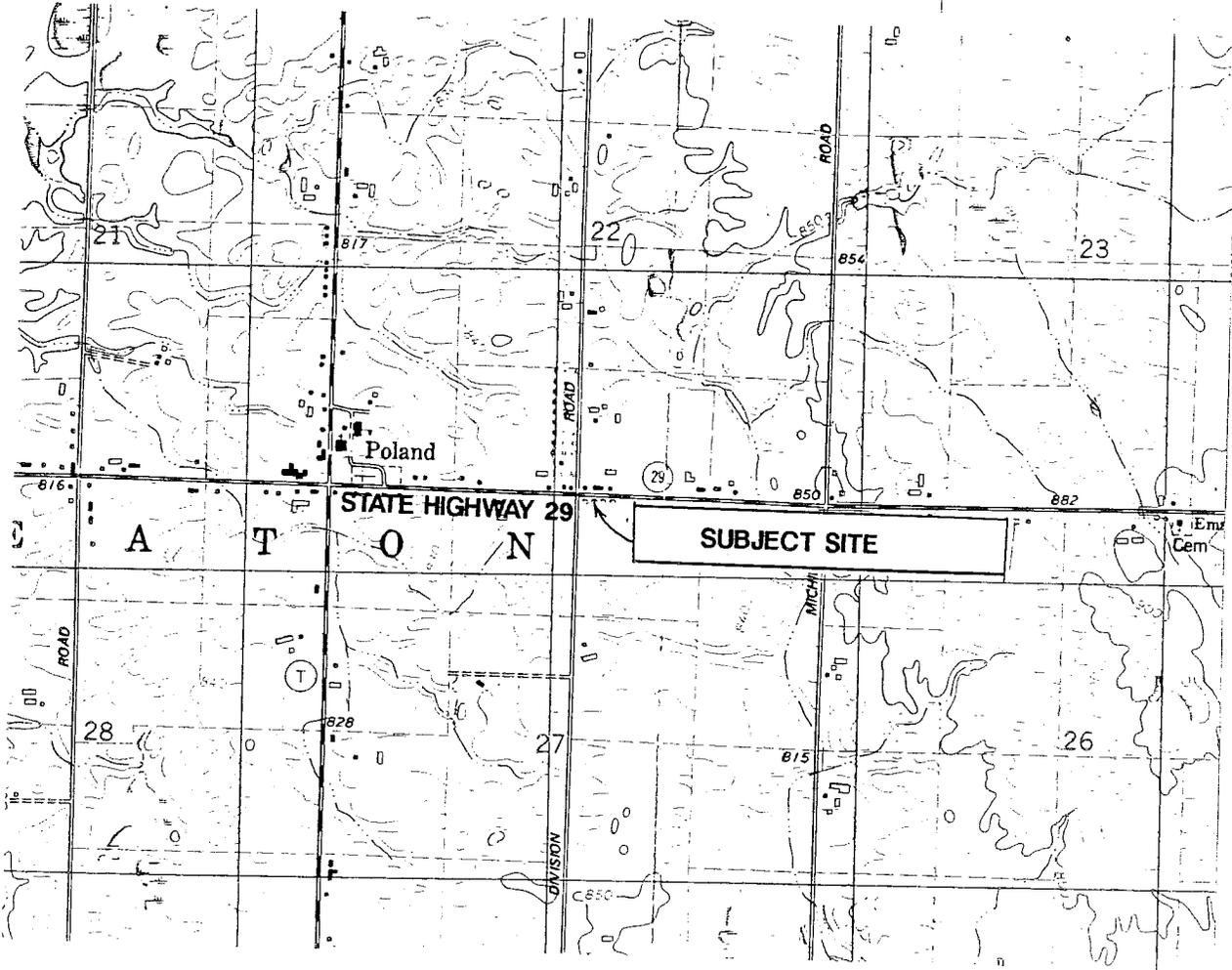
Commencing at the Southwesterly corner of the said Southwest 1/4 of the Southeast 1/4; thence South 88° 57' 35" East along the Southerly line of the said Southwest 1/4 of the Southeast 1/4 1,041.61 feet; thence North 1° 03' 01" East 49.60 feet to the Northerly right-of-way line of S.T.H. "29"; thence North 88° 51' 29" West along the said Northerly right-of-way line 415.10 feet TO THE POINT OF BEGINNING; thence continuing North 88° 51' 29" West along the said Northerly right-of-way line 14.45 feet; thence North 34° 58' 41" East 471.17 feet; thence North 34° 31' 07" East 440.78 feet; thence South 00° 01' 52" West 21.19 feet; thence South 34° 31' 07" West 423.36 feet; thence South 34° 58' 41" West 463.17 feet to the point of beginning.

Tax Parcel Numbers: E-222 and E-224-1  
Street Address: HWY 29



WISCONSIN

### QUADRANGLE LOCATION



Source: USGS Topographic Map  
Poland Quadrangle

Scale: 1" = 2,000'



FIGURE 2  
AREA MAP

Potts Blue Star Cheese  
State Highway 29  
Denmark, Wisconsin  
GEA Project No. E-901102



GILES ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, GEO-ENVIRONMENTAL, GEO-HYDROLOGICAL  
AND CONSTRUCTION MATERIALS CONSULTANTS

# GILES ENGINEERING ASSOCIATES, INC.

- N8 W22350 JOHNSON ROAD SUITE A1/WAUKESHA, WI 53186/414-544-0118/FAX: 414-549-5868
- 4875 EAST LA PALMA AVENUE SUITE 607/ANAHEIM, CA 92807/714-779-0052/FAX: 714-779-0068

PROJECT NO. E-901102 COMPUTED BY \_\_\_\_\_ DATE \_\_\_\_\_

SUBJECT UST Removal/Soil Excavation CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

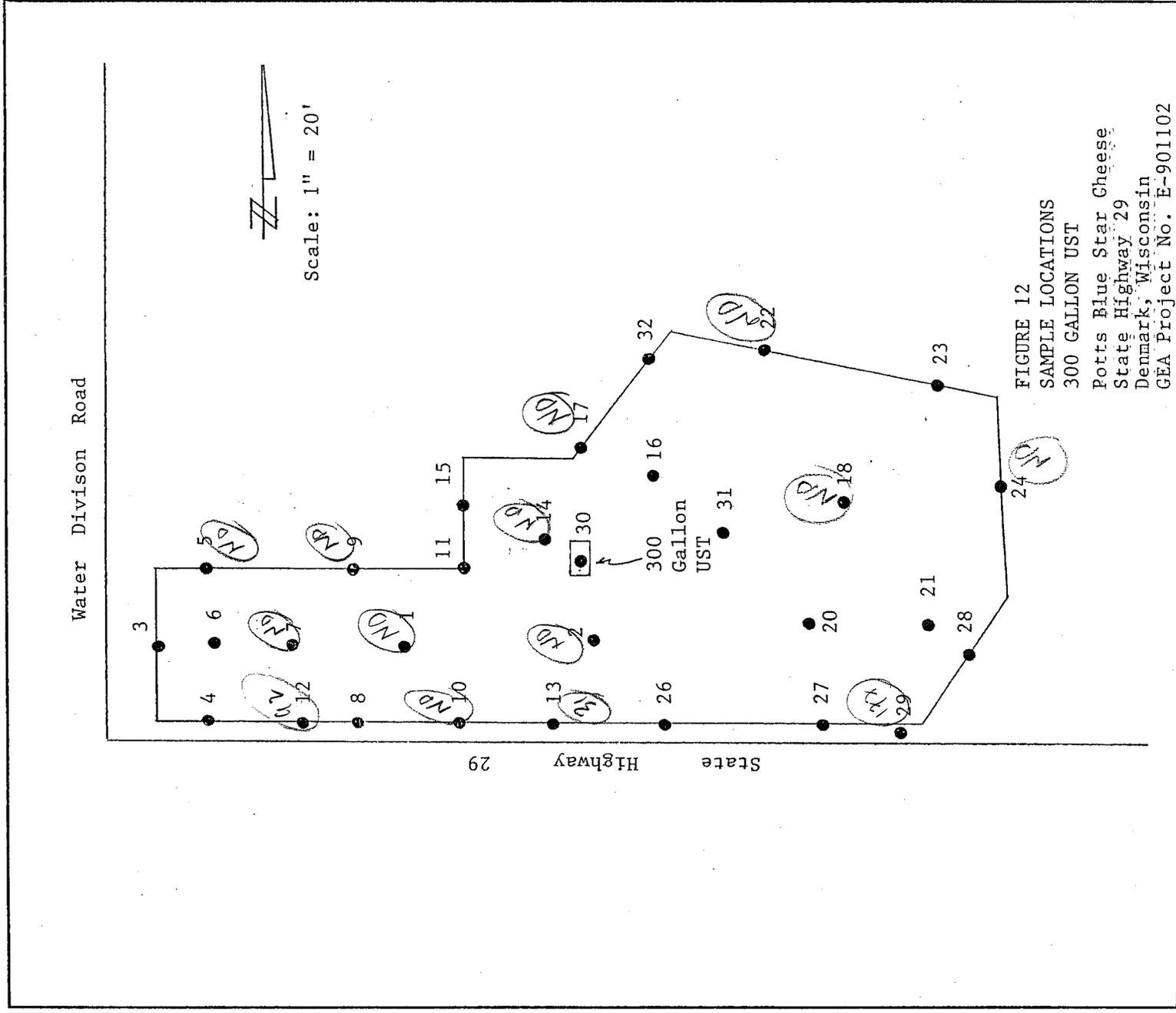


FIGURE 12  
 SAMPLE LOCATIONS  
 300 GALLON UST  
 Potts Blue Star Cheese  
 State Highway 29  
 Denmark, Wisconsin  
 GEA Project No. E-901102

# GILES ENGINEERING ASSOCIATES, INC.

N8 W22350 JOHNSON ROAD SUITE A1/WAUKESHA, WI 53186/414-544-0118/FAX: 414-549-5888  
 4875 EAST LA PALMA AVENUE SUITE 607/ANAHEIM, CA 92807/714-779-0052/FAX: 714-779-0068

PROJECT NO. E-901102

COMPUTED BY \_\_\_\_\_ DATE \_\_\_\_\_

SUBJECT UST Removal/Soil Excavation

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

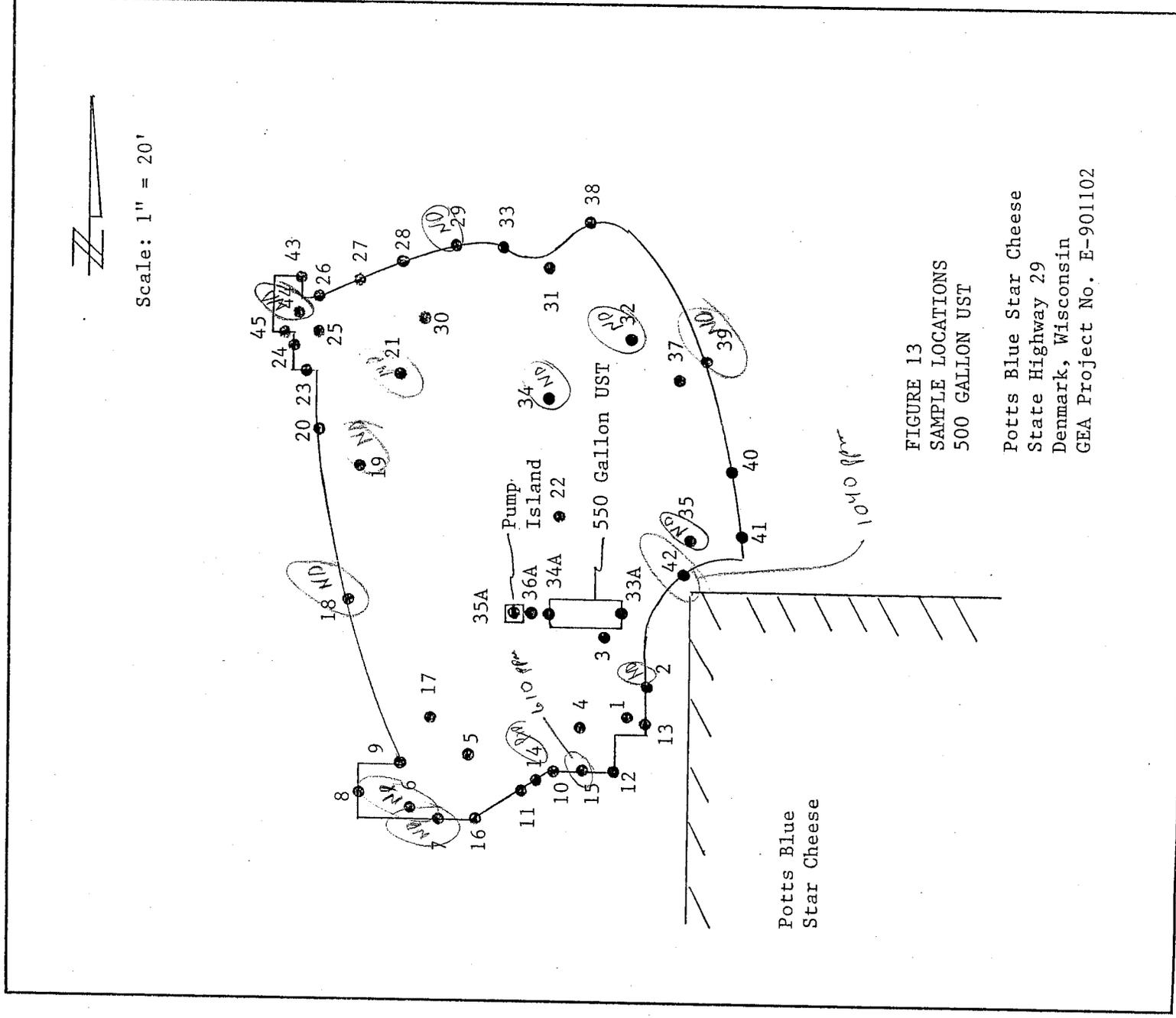


FIGURE 13  
 SAMPLE LOCATIONS  
 500 GALLON UST

Potts Blue Star Cheese  
 State Highway 29  
 Denmark, Wisconsin  
 GEA Project No. E-901102



Scale: 1" = 40'  
No Contour Interval

Road  
Division  
Water

*Pot. sta. - exterior conditions*

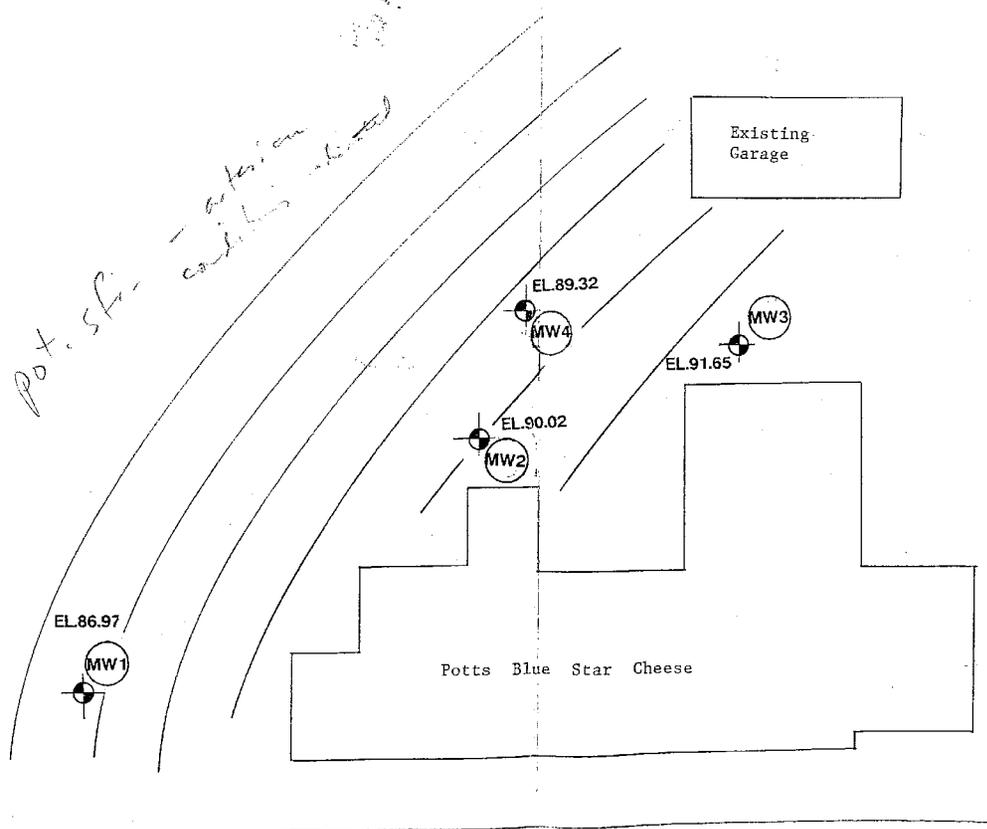


FIGURE 6  
DIRECTIONAL GROUNDWATER FLOW  
  
Potts Blue Star Cheese  
State Highway 29  
Denmark, Wisconsin  
GEA Project No. 901102

Note: Elevations shown indicate results of groundwater level measurements taken 6-18-91



Benchmark:  
Intersection of Centerlines;  
Assumed EL. 100.0

State Highway 29

**GEA**  
GILES ENGINEERING ASSOCIATES, INC.  
GEOTECHNICAL GEO-ENVIRONMENTAL GEO-HYDROLOGICAL  
AND CONSTRUCTION MATERIALS CONSULTANTS

TABLE 11

RESULTS OF CHEMICAL ANALYSIS ON SOIL SAMPLES  
SUBSURFACE EXPLORATION - 500 GALLON UST

Potts Blue Star Cheese  
5350 State Highway 29  
Denmark, Wisconsin  
GEA Project No. E-901102

| Boring/<br>Well No. | Depth<br>(feet) | Benzene | Ethylbenzene | Toluene | Xylene | TPH  | WDNR<br>Guidelines<br>TPH | PID |
|---------------------|-----------------|---------|--------------|---------|--------|------|---------------------------|-----|
| 1                   | 7-8½            | 1.4     | 1.8          | 1.0     | 4.1    | 48   | 10                        | 300 |
| 3                   | 4½-6            | 1.1     | 12           | 16      | 59     | 644  | 10                        | 300 |
| 4                   | 4½-6            | 4.0     | 20           | 43      | 99     | 2350 | 10                        | 400 |
| 7                   | 7-8½            | 1.5     | 9.4          | 14      | 46     | 1040 | 10                        | 325 |
| 2                   | 4½-6            | --      | --           | --      | --     | 700  | 10                        | 250 |
| 5                   | 2-3½            | --      | --           | --      | --     | <5.0 | 10                        | 40  |
| 6                   | 4½-6            | --      | --           | --      | --     | 191  | 10                        | 200 |
| 8                   | 4½-6            | --      | --           | --      | --     | <5.0 | 10                        | BDL |
| MW1                 | 7-8½            | --      | --           | --      | --     | <5.0 | 10                        | BDL |
| MW2                 | 7-8½            | --      | --           | --      | --     | 15   | 10                        | BDL |
| MW3                 | 7-8½            | --      | --           | --      | --     | <5.0 | 10                        | BDL |
| MW4                 | 7-8½            | --      | --           | --      | --     | <5.0 | 10                        | BDL |

NOTES: -Results expressed in milligrams per kilogram (equivalent to parts per million)  
-Complete Analytical Reports in Appendix 8  
-BDL = Below Detection Limit

SEP91\13/bu96/kam

TABLE 12

RESULTS OF CHEMICAL ANALYSIS ON SOIL SAMPLES  
SUBSURFACE EXPLORATION - STATE HIGHWAY 29Potts Blue Star Cheese  
5350 State Highway 29  
Denmark, Wisconsin  
GEA Project No. E-901102

| <u>Boring No.</u> | <u>Depth (feet)</u> | <u>TPH</u> | <u>WDNR Guidelines (TPH)</u> | <u>PID</u> |
|-------------------|---------------------|------------|------------------------------|------------|
| B1 (R)            | Base Course         | 847        | 10                           | 20         |
| B2 (R)            | 4½-6                | 564        | 10                           | 300        |
| B3 (R)            | 7-8½                | 86         | 10                           | 100        |
| B4 (R)            | 2-3½                | <5.0       | 10                           | 5          |
| B5 (R)            | 4½-6                | 29         | 10                           | 110        |
| B6 (R)            | 4½-6                | <5.0       | 10                           | 50         |
| B7 (R)            | 4½-6                | <5.0       | 10                           | 6          |

NOTES: -Results expressed in milligrams per kilogram  
(equivalent to parts per million)  
-WDNR TPH guidelines expressed in parts per million  
-Complete analytical reports in Appendix 8

SEP13/kam/bu96

TABLE 13

RESULTS OF CHEMICAL ANALYSIS ON SOIL SAMPLES  
500 GALLON UST REMOVALPotts Blue Star Cheese  
5350 State Highway 29  
Denmark, Wisconsin  
GEA Project No. E-901102

| <u>Location Number</u> | <u>TPH</u> | <u>WDNR Guidelines (TPH)</u> |
|------------------------|------------|------------------------------|
| 2                      | <5.0       | 10                           |
| 6                      | <5.0       | 10                           |
| 7                      | <5.0       | 10                           |
| 15                     | 610        | 10                           |
| 18                     | <5.0       | 10                           |
| 19                     | <5.0       | 10                           |
| 21                     | <5.0       | 10                           |
| 29                     | <5.0       | 10                           |
| 32                     | <5.0       | 10                           |
| 34                     | <5.0       | 10                           |
| 35                     | <5.0       | 10                           |
| 39                     | <5.0       | 10                           |
| 42                     | 1040       | 10                           |
| 44                     | <5.0       | 10                           |

NOTES: -Results expressed in milligrams per kilogram  
(equivalent to parts per million)  
-WDNR TPH guidelines expressed in parts per million  
-Complete analytical reports in Appendix 8

SEP13/kam/bu96

TABLE 14

RESULTS OF CHEMICAL ANALYSIS ON SOIL SAMPLES  
300 GALLON UST REMOVALPotts Blue Star Cheese  
5350 State Highway 29  
Denmark, Wisconsin  
GEA Project No. E-901102

| <u>Location Number</u> | <u>TPH</u> | <u>WDNR Guidelines (TPH)</u> |
|------------------------|------------|------------------------------|
| 1                      | <5.0       | 10                           |
| 2                      | <5.0       | 10                           |
| 5                      | <5.0       | 10                           |
| 7                      | <5.0       | 10                           |
| 9                      | <5.0       | 10                           |
| 10                     | <5.0       | 10                           |
| 12                     | 92         | 10                           |
| 13                     | 31         | 10                           |
| 14                     | <5.0       | 10                           |
| 17                     | <5.0       | 10                           |
| 18                     | <5.0       | 10                           |
| 22                     | <5.0       | 10                           |
| 24                     | <5.0       | 10                           |
| 29                     | 177        | 10                           |

NOTES: -Results expressed in milligrams per kilogram  
(equivalent to parts per million)  
-WDNR TPH guidelines expressed in parts per million  
-Complete analytical reports in Appendix 8