

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.

Source Property Information

CLOSURE DATE: 12/01/1995

BRRTS #:

03-20-000367

ACTIVITY NAME:

Green Giant Co

FID #:

420089340

PROPERTY ADDRESS:

477 S Douglas St

DATCP #:

MUNICIPALITY:

Ripon

PECFA#:

54971904080A

PARCEL ID #:

RIP-16-14-22-09-001-00

***WTM COORDINATES:**

WTM COORDINATES REPRESENT:

X:

614913

Y:

375057

Approximate Center Of Contaminant Source

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

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

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

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Site Specific Obligations:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

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

Direct Contact

Soil to GW Pathway

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

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

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

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

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

BRRTS #:	03-20-000367	(No Dashes)	PARCEL ID #:	RIP-16-14-22-09-001-00
ACTIVITY NAME:	Green Giant Co		WTM COORDINATES:	X: 614913 Y: 375057

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

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

SOURCE LEGAL DOCUMENTS

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

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

- Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: **Title: Site Location 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 #: **Title:**
 - 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 #: 03-20-000367

ACTIVITY NAME: Green Giant Co

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 #: **Title:**

Figure #: **Title:**

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

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

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

Table #: **Title:**

- 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 #: 03-20-000367

ACTIVITY NAME: Green Giant Co

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

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.

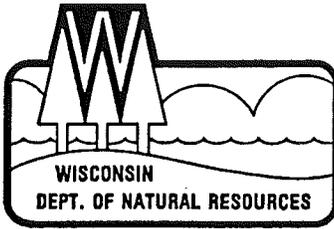
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

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:**

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:



George E. Meyer
Secretary

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Southern District Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
TELEPHONE 608-275-3266
TELEFAX 608-275-3338

November 22, 1995

LUST File Ref: 367
(Fond du Lac County)

Mr. Ben Euphosin
Green Giant Company
200 South 6th Street MS 36U3
Minneapolis, MN 55402

SUBJECT: Green Giant Company, Douglas Street, Ripon, Wisconsin

Dear Mr. Euphosin:

Enclosed please find a copy of the deed restriction prepared for the subject property. This deed restriction was originally sent to Mr. George Stollfuss of the Green Giant Company in Ripon on November 22, 1993. As we discussed on the telephone, we are requesting that Green Giant Company submit a signed copy of the deed restriction along with proof of filing with the Fond du Lac County Register of Deeds. Once this has been submitted, the site will officially be closed.

The Department appreciates your assistance in this matter. If you have any questions regarding this letter, please contact me at the telephone number listed below.

Sincerely,

Mathew A. Laak

Mathew A. Laak, E.I.T.
Hydrogeologist
Telephone: (608) 275-3224

enc.

GRAND METROPOLITAN

FOOD SECTOR

PILLSBURY CENTER, M.S. 36U3
200 SOUTH SIXTH STREET, MINNEAPOLIS, MINNESOTA 55402-1464
TELEPHONE: 612/330-4841 FAX: 612/330-5414

DENNIS J. VAUGHN, P.E.
VICE PRESIDENT
ENVIRONMENTAL AFFAIRS

November 29, 1995

DEC - 1 1995

Mr. Mathew A. Laak
Hydrogeologist
State of Wisconsin
Department of Natural Resources
Southern District Headquarters
3911 Fish Hatchery Road
Fitchburg, WI 53711

Re: Green Giant Company
Ripon, WI

Dear Mr. Laak:

Per your request to Mr. Ben Euphosin of November 22, 1995, please find enclosed a photocopy of the deed restriction at this property. This restriction was recorded in Fond du Lac County Register of Deeds on March 29, 1995.

I trust this answers your request. Please call if you need more information. We look forward to official closure of this site.

Sincerely,



Dennis J. Vaughn

DJV/CA

....adding value



571088

RECEIVED FOR RECORD

VOL 1216 PAGE 499-501

DEED NOTIFICATION

95 MAR 29 AM 8:10

IN RE: The following property:

Mary A. Brickle

Parcel 1-A

REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

That part of the Northeast 1/4 Southwest 1/4 of Section 22, Township 16 North, Range 14 East, City of Ripon, Fond du Lac County, Wisconsin, described as follows:

Commencing in the center of Douglas Street, at the point where it intersects the South line of lands owned by said corporation, as such lands are described in deed recorded in the office of the Register of Deeds of said Fond du Lac County in Volume 201 of Deeds on page 359; thence South, along the center of said Street, 157 feet; thence East, parallel with the South line of the corporation's said lands, 900 feet; thence North, parallel with the center line of said Street, 157 feet to the South line of the corporation's said lands; thence West, on the South line of the corporation's said lands to the place of beginning.

Parcel 1-B

That part of the Northeast 1/4 Southwest 1/4 of Section 22, Township 16 North, Range 14 East, City of Ripon, Fond du Lac County, Wisconsin, described as follows:

Commencing at a point 4.32 chains South of the Northeast corner of the West 1/2 of the Southwest 1/4 Section 22 said point being the intersection of the South line of the land belonging to the Chicago & Northwestern Railway Company and the center line of Douglas Street, thence Easterly along the Southerly line of said Railroad land, 64 rods, thence South 15 rods, thence Westerly and parallel with the Southerly line of said Railroad land, 64 rods to the center of Douglas Street and thence North 15 rods to the place of beginning.

Parcel 1-C

A part of the Northeast Quarter (NE 1/4) Southwest Quarter (SW 1/4) of Section 22, Township 16 North, Range 14 East, City of Ripon, Fond du Lac County, State of Wisconsin, described as follows, to-wit:

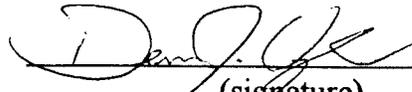
Commencing at a point in the center line of Douglas Street which point is 404.5 feet South of the intersection of said center line of Douglas Street with the South line of the right of way of the Chicago and Northwestern Railway Company, the point of beginning of the tract hereby conveyed, thence Easterly parallel with the South line of said railway right of way 900 feet; thence North 157 feet; thence Easterly parallel with the South line of said railway right of way 156 feet; thence North 247.5 feet to a point on the South line of said railway right of way which point is 1056 feet Easterly of the intersection of said center line of Douglas Street with the South line of said railway right of way; thence Easterly along the South line of said

4- *Jacque + Benson
90 S. 7th St
Merr MN 55402*

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Signed by the property owner or owners this 15th day of March, 1995

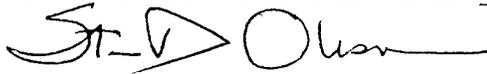
By The Pillsbury Company


(signature)

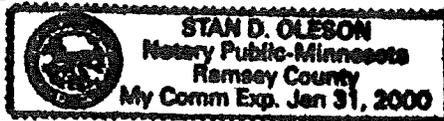
DENNIS J. VAUGHAN
(printed name)

Vice President
(title)

Subscribed and sworn to before me on this 15th day of March, 1995



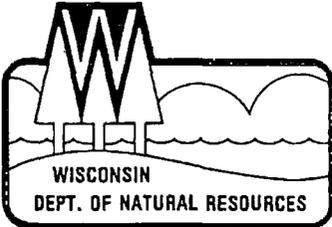
Notary Public, State of Minnesota
My Commission expires 1/31/00.



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

M1:0015754.01

file



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Southern District Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
TELEPHONE 608-275-3266
TELEFAX 608-275-3338

George E. Meyer
Secretary

October 8, 1993

File Ref: 367

Mr. George Stollfuss
Green Giant Company
Box 365
Ripon WI 54971

SUBJECT: Green Giant Deed Notification Closure, Ripon

Dear Mr. Stollfuss:

On October 4, 1993, the above named site was reviewed by the Close Out Committee at the Southern District. Based upon the soil contamination remaining under the building, a deed notification is required for the site. This site will be closed only when the deed notification is completed.

To complete a deed notification, the Department requests that a complete (unabbreviated) legal description of the above mentioned property be provided within 30 days. This may be obtained at the Fond du Lac County Register of Deeds.

As soon as this is received, the Department will send you a revised copy of the deed containing language regarding the remaining petroleum contamination as it pertains to layout of the site. The revised copy will be for your review before signing. If you find it acceptable, you are to sign it and return the signed copy for our files, along with proof of filing with the county. Only when the signed copy and proof of filing is received can this site be closed.

A deed notification is an option which the Department is able to offer in order to close a site, with no further action at this time. If you prefer not to accept this as an option, the other alternative would be to remediate the remaining soil contamination at the site.

If you have any questions regarding this matter, you may contact me at the number listed below.

Sincerely,

Stacy Dehne
Hydrogeologist
(608) 275-3240

cc: Mr. Peter Pittner, Miller Engineers & Scientists, 5308 South Twelfth Street, Sheboygan WI 53081

WARRANTY DEED

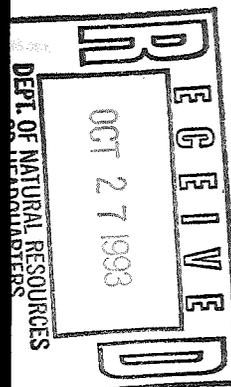
THIS INDENTURE, made this 5th day of September, 1947, between Central Wisconsin Canneries, Incorporated, a corporation duly organized and existing under and by virtue of the laws of the state of Delaware, with its principal office and place of business in the city of Beaver Dam, Dodge County, Wisconsin, party of the first part, and Minnesota Valley Canning Company, a corporation duly organized and existing under and by virtue of the laws of the state of Minnesota, with its principal office and place of business in LeSueur, Minnesota, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of one dollar and other good and valuable considerations, to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the State of Wisconsin, to-wit:

Real Estate located in Fond du Lac County, Wisconsin:

Parcel No. 1. A part of the northwest quarter of the southwest quarter of section thirty-five, township sixteen north, range fifteen east, described as follows: Commencing in the east line of said quarter-quarter section, at a point one hundred sixteen feet south of the northeast corner of said quarter-quarter section, said point being in the southerly line of the right of way of the C. & N.W. Railway Company; thence north eighty-three degrees west, on the southerly line of said C. & N.W. Railway Company right of way, two hundred nine feet; thence south, parallel with the east line of said quarter-quarter section, two hundred sixty-one feet; thence east, parallel with the north line of said quarter-quarter section, two hundred feet; more or less, to the east line thereof; thence north, on said east line, two hundred thirty-eight feet, more or less, to the place of beginning.

Parcel No. 2. A part of the northeast quarter of the southwest quarter of section thirty-five, township sixteen north, range fifteen east, described as follows: Commencing near the west line of said quarter-quarter section, at a point four hundred ninety-nine feet south and two rods east of the northwest corner thereof; thence south eighty-nine degrees east four hundred three feet; thence south, parallel with the west line of said quarter-quarter section, one hundred fifty feet; thence north eighty-nine degrees west four hundred feet to a point two rods east of the west line of said quarter-quarter section; thence north, parallel with said west line, one hundred fifty feet to the place of beginning.



-2-

Note: The deed conveying said two parcels of real estate to said Central Wisconsin Canneries, Inc., contains the following provisions

The said grantee agrees that it will erect and forever maintain at its expense a forty-two inch woven wire fence with two barbed wires on top of the total height of one and one-half feet; with posts one rod apart, along the south and west lines of the lands described above as Item 1, and also along the south and east lines of the land described above as Item 2.

The said grantee agrees that said lands above described, and all of same, shall at all times in the future be used solely for canning purposes, and that if used for any other, the title to the parcel so otherwise used shall automatically revert to the grantors and their heirs.

Parcel No. 3. A part of the northeast quarter of the southeast quarter of section thirty-four, township sixteen north, range fifteen east, described as follows: Commencing at the east line of said quarter-quarter section where it intersects the southerly line of the right of way of the Chicago and Northwestern Railroad Co.; thence westerly, on the southerly line of said railroad right of way, two hundred feet; thence south, parallel with the east line of said section, two hundred fifty feet; thence east, to the east line of said section; at a point two hundred fifty feet south of the place of beginning; thence north, on the east line of said section, two hundred fifty feet, to the place of beginning.

Parcel No. 4. A part of the southeast quarter of the southwest quarter of section thirty-five, township sixteen north, range fifteen east, described as follows: Commencing in the north line of said quarter-quarter section, at a point two rods east of the northwest corner of said quarter-quarter section; thence south, parallel with the west line of said quarter-quarter section, two hundred fifty feet; thence east, parallel with the north line thereof, four hundred feet; thence north, parallel with said west line, one hundred fifty feet, to the north line thereof; thence west, on said north line, four hundred feet to the place of beginning.

Note: The said grantee agrees that it will erect and forever maintain at its expense a forty-two inch woven wire fence with two barbed wires on top of the total height of four and one-half feet, with posts one rod apart, along the south and west lines of the land described above as Item 1, (said Item 1 is parcel 3 above described), and also along the south and east lines of the land described above as item 2. (said Item 2 is parcel 4 above described).

The said grantee agrees that said lands above described, and all of same, shall at all times in the future be used solely for canning company purposes, and that if used for any other, the title to the parcel so otherwise used shall automatically revert to the grantors and their heirs.

Parcel No. 5. The following described real estate located in section 22, township 16 north, range 14 east, to-wit: Commencing at a point 4.32 chains south of the northeast corner of the west half of the southwest quarter of said section 22, said point being the intersection of the south line of the land belonging to the C. & N. W. Railway Company and the center line of Douglas Street; thence easterly, along the southerly line of said railroad land, 64 rods; thence south 16 rods; thence westerly, parallel with the southerly line of said railroad land, 64 rods to the center of Douglas Street; thence north 15 rods to the place of beginning.

Subject, however, to rights, privileges and easements of Ripon Light & Water Co., as granted in and by that certain agreement bearing date July 1, 1910, recorded in the office of the register of deeds of said Fond du Lac County in volume 179 of deeds on page 16.

Parcel No. 6. Lot one of Clark's Addition to the village of Rosendale.

Parcel No. 7. Commencing at the northwest corner of the northeast quarter of the southwest quarter of section thirty-five, township sixteen north, range fifteen east; running thence south, on the west line of said northeast quarter of the southwest quarter, to the north line of right of way of the Chicago & Northwestern Railway Company; thence southeasterly, along said north line, to a point six rods east of the west line of said northeast quarter of said southwest quarter; thence north to the center of the highway; thence west to the place of beginning.

The land described in and as Parcel No. 7 is to be used for driveway purposes only.

Parcel No. 8. Commencing at a point eighteen rods north of the southwest corner of the southeast quarter of the southwest quarter of section thirty-five, township sixteen north, range fifteen east; thence north, on the west line of said section, about one thousand eight hundred forty-seven feet to a point five hundred five feet south of the northwest corner of the northeast quarter of the said southwest quarter of said section thirty-five; thence east thirty-three feet; thence south, parallel with the said west line, one thousand eight hundred forty-seven feet to a point eighteen rods north of the south line of said section thirty-five; thence west thirty-three feet to the place of beginning. The present owner to erect and maintain a good and substantial line fence along the entire length of the east side of the foregoing described tract.

The land described in and as Parcel 8 is to be used for roadway purposes only, and is subject to reservation of privilege of using said roadway in common with the owner thereof as reserved in and by warranty deed recorded in the register of deeds office of said Fond du Lac County in volume 218 of deeds on page 38.

Parcel No. 9. Commencing at a point five hundred and five feet south of the northwest corner of the northeast quarter of the southwest quarter of section thirty-five, township sixteen north, range fifteen east; thence north, on the west line of said northeast quarter of said southwest quarter, three hundred eighty-one and twenty one-hundredths feet to the south line of the right of way of the Chicago & Northwestern Railway Company; thence southeasterly, along said south line, five hundred twenty-four and one-half feet to the northwest corner of lands described in warranty deed recorded in the register of deeds office of said Fond du Lac County in volume 199 of deeds on page 257; thence south three hundred and twenty feet to a point seven hundred and ninety-two feet west of the north and south quarter section line; thence westerly five hundred twenty-two and twenty one-hundredths feet to the place of beginning.

The present owner to erect and maintain a line fence on the south side of said Parcel No. 9.

Parcel No. 10. Commencing at a point on the north and south quarter line of section thirty-five, township sixteen north, range fifteen east, which point is 277.35 feet south of the center post of said section, and which said point is also the intersection of said north and south quarter line with the south line of the right of way of the Chicago & Northwestern Railway Company; thence south, along said north and south quarter line, 226.35 feet; thence north eighty-nine degrees west, along the north line of land heretofore deeded to E. C. Soles by deed recorded in volume 170 of deeds, page 441, Fond du Lac County Records, and continuation of such north line, 792 feet to a point; thence north, parallel with said north and south quarter line, three hundred twenty feet to a point in the south line of the right of way of said railway company; thence in a southeasterly direction, along the south line of said right of way of said railway company, seven hundred ninety-nine and 20/100 feet to the place of beginning.

Parcel No. 11. Also all right, title and interest in and to that certain easement for drainage purposes granted to Libby, McNeill & Libby, a corporation, by H. D. Morgan, et al., by an agreement in writing, dated September 26, 1917, and recorded in the register of deeds office of said Fond du Lac County on October 13, 1917, in volume 181 of mortgages on pages 367 and 368.

Parcel No. 12. Also and together with all of the rights, privileges, grants and easements conveyed by and contained in, and subject to all of the conditions thereof that certain easement and agreement in writing, bearing date August 15, 1922, executed by H. D. Morgan and Elsie Morgan, his wife, to the Central Wisconsin Corporation, and recorded in the register of deeds office of said Fond du Lac County on August 17, 1922, in volume 205 of mortgages on page 599.

Parcel No. 13. Also and together with all of the rights, privileges, grants and easements conveyed by and contained in, and subject to all of the conditions thereof, that certain easement and agreement in writing bearing date September 15, 1922, executed by Mrs. Wm. Powell to said Central Wisconsin Corporation, and recorded in the register of deeds office of said Fond du Lac County on December 4, 1922, in volume 208 of mortgages on page 87.

-4-

Parcel No. 14. Also and together with all of the rights, privileges, grants and easements conveyed by and contained in, and subject to all of the conditions thereof, that certain easement and agreement in writing bearing date October 5, 1922, executed by Minnie J. Hoyt to said Central Wisconsin Corporation, and recorded in the register of deed's office of said Fond du Lac County on December 4, 1922, in volume 206 of mortgages on pages 87 and 88.

Parcel No. 15. Also and together with all of the rights, privileges, grants and easements conveyed by and contained in, and subject to all of the conditions thereof, that certain easement and agreement in writing bearing date September 15, 1922, executed by Frank Ebert and Alvina Ebert, his wife, to said Central Wisconsin Corporation, and recorded in the register of deeds office of said Fond du Lac County on December 4, 1922, in volume 208 of mortgages on pages 86 and 87.

Parcel No. 16. A right of way or roadway over and across the following described real estate, to-wit: Commencing at the southwest corner of the southeast quarter of the southwest quarter of section thirty-five, township sixteen north, range fifteen east; thence north, on the west line of said quarter-quarter section, eighteen rods; thence east thirty-three feet; thence south, parallel with aforesaid west line, eighteen rods to the south line of said section; thence west thirty-three feet to the place of beginning.

Parcel No. 17. Lands leased from William T. Hoyt and Jessie M. Hoyt, his wife, to said Central Wisconsin Canneries, Inc., of which 3.26 acres is covered by a lease for twenty-five years, beginning May 28, 1940, and 6.32 acres is covered by a lease for three years from May 28, 1945, said real estate being described in one entire parcel as follows: A part of the northwest quarter of section thirty-five, in township sixteen north of range fifteen east, described as follows: Commencing in the west line of said section at a point 1033.6 feet south of the northwest corner of said section; thence east, ten minutes south, 994 feet to a three inch steel corner fence post; thence south, parallel with the west line of said section, five hundred feet; thence west, parallel with the north line of said tract, 675.5 feet; thence north, parallel with the west line of said section, 250 feet; thence west, parallel with the north line of said tract, to the west line of said section; thence north, on the west line of said section, 250 feet, more or less, to the place of beginning.

By written option agreement dated September 10, 1945, said William T. Hoyt and Jessie M. Hoyt, his wife, gave, granted and extended to said Central Wisconsin Canneries, Inc., the right and privilege to renew for a period of twenty-three years from May 28, 1945, that certain lease designated parcel No. 17, and covering the 6.32 acres mentioned therein, such option to be effective must be exercised by said lessee giving notice in writing by registered mail to the lessors at Rosendale, Wisconsin, any time prior to May 28, 1948.

Real estate located in Dodge County, Wisconsin:

Parcel No. 1. Outlots 73, 74, 75 and 76 of the original third ward of the city of Beaver Dam.

Parcel No. 2. A part of outlot seventy-two of the Original Third Ward of the city of Beaver Dam, described as: Commencing at the southeast corner of said outlot seventy-two; thence running west 409 feet to the easterly corner of outlot seventy-five; thence north-westerly 252 feet to the northerly corner of outlot seventy-three; thence southeasterly in a straight line a distance of 591 feet to the place of beginning.

Parcel No. 3. The following lands in the city of Fox Lake: Lots 12 and 13 in block 2 of Davis' Second Addition to Fox Lake, excepting therefrom the following: Commencing at a point in the west line of said lot 13, 10 rods and 9 feet south of the northwest corner thereof; thence east, at right angles with said west line, 60 feet; thence south 45 feet; thence west to the west line of said lot; thence northerly, along said west line, to the place of beginning.

Also all that part of block 27 of First Addition to the town, now city, of Fox Lake, which lies westerly of the right of way of the C. M. St. P. & P. Railway Company, known as the "loop".

Also block 35 of First Addition to the town, now city, of Fox Lake, except premises described in deed recorded in the register of deeds office of said Dodge County in volume 111 of deeds, on page 339,

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which excepted premises are described as lots 9 and 11 in said block 35, and all that part of lots 1, 4, 5, and 8 in said block 35 lying on the east side of right-of-way of the C. M. St. P. & P. Railroad Company, and also railroad right-of-way.

Parcel No. 4. All that portion of the northeast quarter of the northeast quarter of section thirty-five, township thirteen north, range thirteen east, which is described as follows: Start at the point of intersection of the center line of Cordelia Street and the east line of Rosendale Street in the city of Fox Lake, according to the recorded plat thereof; thence east, along said center line of Cordelia Street, three hundred eighty-nine and five tenths feet to the point of beginning of the land to be described, which point is also forty-seven and five tenths feet east of the west line of Willow Street as the same was established in said village of Fox Lake in the year of 1860; thence south four hundred feet; thence west forty feet; thence north four hundred feet; thence east forty feet; to the place of beginning; containing 16,000 square feet, and being subject to the rights of the public in and to the south half of said Cordelia Street.

Meaning and intending to describe the east forty feet of the north four hundred feet of said grantors' station grounds in the northeast quarter of the northeast quarter of said section thirty-five between Warehouse and Ann Streets, subject to the rights of the public in and to so much thereof as is occupied by the south half of Cordelia Street.

Parcel No. 5. A part of lot thirteen in block two of Davis' Second Addition to Fox Lake, in the city of Fox Lake, described as follows: Commencing in the west line of said lot thirteen at a point ten feet and nine feet south of the northwest corner of said lot; thence east, at right angles with the west line of said lot, sixty feet; thence south forty-five feet; thence west to the west line of said lot; thence north, on said west line, to the place of beginning.

Parcel No. 6. That part of lots fourteen, fifteen and sixteen in block two of Davis' Second Addition to the village, now city, of Fox Lake, lying northwesterly of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company on said lots.

Parcel No. 7. A part of the south one-half of section six, in township twelve north of range thirteen east, which lies north of the lands of the Chicago, Milwaukee, St. Paul and Pacific Railway Company, described as follows:

Commencing in the northerly line of the lands of said railway company at a point 1804 feet easterly of the easterly line of Columbus Street in the village of Randolph, measured on the northerly line of the lands of said railway company; thence northerly, parallel with the easterly line of lands deeded to Emma Sage by quit-claim deed recorded in the office of the register of deeds of said Dodge County in volume 219 of Deeds on page 263, a distance of 205 feet, more or less, to a point which is 42 feet south of the north line of the south one-half of said section six; thence westerly, parallel with the north line of the south one-half of said section, 1799 feet, more or less, to the easterly line of said Columbus Street; thence northerly, on said street line, 42 feet to the north line of the south one-half of said section; thence east, on the north line of the south one-half of said section, 1969 feet, more or less, to a point which is 120 rods west of the center of the public highway which runs north and south along the east side of and adjacent to said section; thence south 30 feet; thence east 191 feet; thence southerly 226 feet, more or less, to the northerly line of the lands of said railway company; thence westerly, on the northerly line of said railway company lands, 363 feet, more or less, to the place of beginning. Said 226 feet line runs parallel with the east line of said section.

Subject, however, to two rights-of-way granted and conveyed by warranty deed by said Central Wisconsin Canneries, Inc., to Melvin Adam, (1) over and across the north 30 feet of the east 191 feet of said real estate and over and across 30 feet more immediately to the west, and (2) over and across the north 30 feet of the remainder of said real estate.

Note: This is known as the east Randolph property.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate,

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right, title, interest, claim or demand whatsoever, of the said party of the first, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns forever.

And the said Central Wisconsin Canneries, Incorporated, party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its ^{successors} ~~heirs~~ and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, the said Central Wisconsin Canneries, Incorporated, party of the first part, has caused these presents to be signed by H. M. Seippel, its President, and countersigned by Wm. F. Dietrich, its Secretary, and its corporate seal to be hereunto affixed, this 5th day of September, 1947.

Signed and sealed in presence of:

A. W. Lueck
A. W. Lueck

J. L. Skupniewitz
J. L. Skupniewitz
Witnesses as to signature of H. M. Seippel.

Alvin H. Applegate
Wm. F. Dietrich
Witnesses as to signature of Wm. F. Dietrich.

CENTRAL WISCONSIN CANNERIES, INCORPORATED

H. M. Seippel
President.

Countersigned
Wm. F. Dietrich
Secretary.

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State of Wisconsin) ss.
County of Dodge (

Personally came before me this 5th day of September, 1947,
H. M. Seippel, President of the above named corporation, to me
known to be the person who executed the foregoing instrument, and
to me known to be such President of said corporation, and
acknowledged that he executed the foregoing instrument as such
officer as the deed of said corporation, by its authority.

J. L. Skupniewitz

J. L. Skupniewitz
Notary Public, Dodge county, Wisconsin
My Commission Expires March 12, 1950.



State of Minnesota) ss.
County of LeSueur (

Personally came before me this 10th day of September, 1947,
Wm. F. Dietrich, Secretary of the above named corporation, to me
known to be the person who executed the foregoing instrument, and
to me known to be such Secretary of said corporation, and
acknowledged that he executed the foregoing instrument as such
officer as the deed of said corporation, by its authority.

J. A. Bachman

Notary Public, LeSueur County, Minnesota
My Commission Expires _____

J. A. BACHMAN
Notary Public, LeSueur County, Minn.
My Commission Expires April 14, 1951.

79941
Register's Office
Fond du Lac County, Wis.
Received for record this 13th
day of Oct. A. D. 1948
at 8:00 O'clock P. M. and
recorded in Vol. 309 of Deeds
on page 157
J. B. Reinkorst
Register of Deeds.

This Indenture, Made this 1 day of November, A. D., 1948.

between Fannie B. Sherwood, Somers Sherwood, single, Westley A. Sherwood, single Rachael J. Sherwood, Sydney L. Sherwood and Arleen Sherwood, as his wife and in her individual right and capacity, of Ripon, Wis., parties of the first part, and

Minnesota Valley Canning Company, Minnesota, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at LeSueur, Minnesota, Wisconsin party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of one dollar and other good and valuable considerations,

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Fond du Lac and State of Wisconsin, to-wit:

A part of the southeast quarter of section 22, in township 16 north of range 14 east, described as follows: Commencing in the center of Douglas Street, in the city of Ripon, at the point where it intersects the south line of lands owned by said corporation, as such lands are described in deed recorded in the office of the register of deeds of said Fond du Lac County in volume 201 of Deeds on page 359; thence south, along the center of said street, 157 feet; thence east, parallel with the south line of the corporation's said lands, 900 feet; thence north, parallel with the center line of said street, 157 feet to the south line of the corporation's said lands; thence west, on the south line of the corporation's said lands to the place of beginning; containing approximately 3.24 acres.

REVENUE STAMPS CANCELLED



Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

See W.P. 329-526

And the said Fannie B. Sherwood, Somers Sherwood, Wesley A. Sherwood, Rachael J. Sherwood, Sydney L. Sherwood and Arleen Sherwood, for themselves and their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 1st day of November, A. D. 1948.

SIGNED AND SEALED IN PRESENCE OF

Lucas Bernet

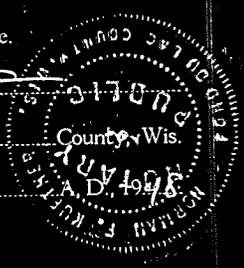
State of Wisconsin,
Fond du Lac County, ss.

Fannie B. Sherwood (SEAL)
Somers Sherwood (SEAL)
Wesley A. Sherwood (SEAL)
Rachael J. Sherwood (SEAL)
Sydney L. Sherwood (SEAL)
Arleen Sherwood

Personally came before me, this 1st day of November, A. D. 1948.

the above named Fannie B. Sherwood, Somers Sherwood, Wesley A. Sherwood, Rachael J. Sherwood, Sydney L. Sherwood and Arleen Sherwood, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Norman F. H. ...
Notary Public, Fond du Lac County, Wis.
My commission expires Dec 30 1948



No. 84577
Fannie B. Sherwood, et al
TO
Minnesota Valley Canning
Company
Premises

Warranty Deed
This instrument should be immediately placed upon record to avoid future trouble and litigation.
REGISTER'S OFFICE,
State of Wisconsin,
Fond du Lac County.
Received for Record this 1st day of November A. D. 1948.
at 8 o'clock P.M., and recorded in Vol. 318 of Deeds, on page 634.
J. B. ... Register of Deeds.
Betty ... Deputy.

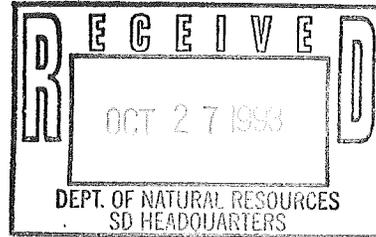
Bueck, Skupniewitz & Lueck
Register of Deeds, Fond du Lac County, Wis.

THE PILLSBURY COMPANY
BOX 365, 475 S. DOUGLAS STREET
RIPON, WISCONSIN 54971
PHONE: 414-748-8516

*Beaver Dam
414-887-1771*



U.S. FOODS



Green Giant Company
P.O. box 365
Ripon, Wi. 54971

Stacy Dehne
Dept. of Natural Resources
3911 Fish Hatchery Road
Fitchburg, Wi. 53711

Dear Stacy:

In providing you with an unabbreviated legal description of our property per your letter of request dated October 8, 1993. I have enclosed two warranty deeds. Both deeds reference the correct section 22 township 16 north of range 14 east. Please note Green Giant Co. was originally named Minnesota Valley Canning Co.

The first deed 309-152 is the original and parcel 5 is our Ripon production facility. In that this parcel only runs 16 rods south of the C. & N. W. Railway (264') and that our contamination area is approximately 328' south, I have included deed 318-634 which is the next 157' south (3.24 acres) in which the petroleum contamination area lies.

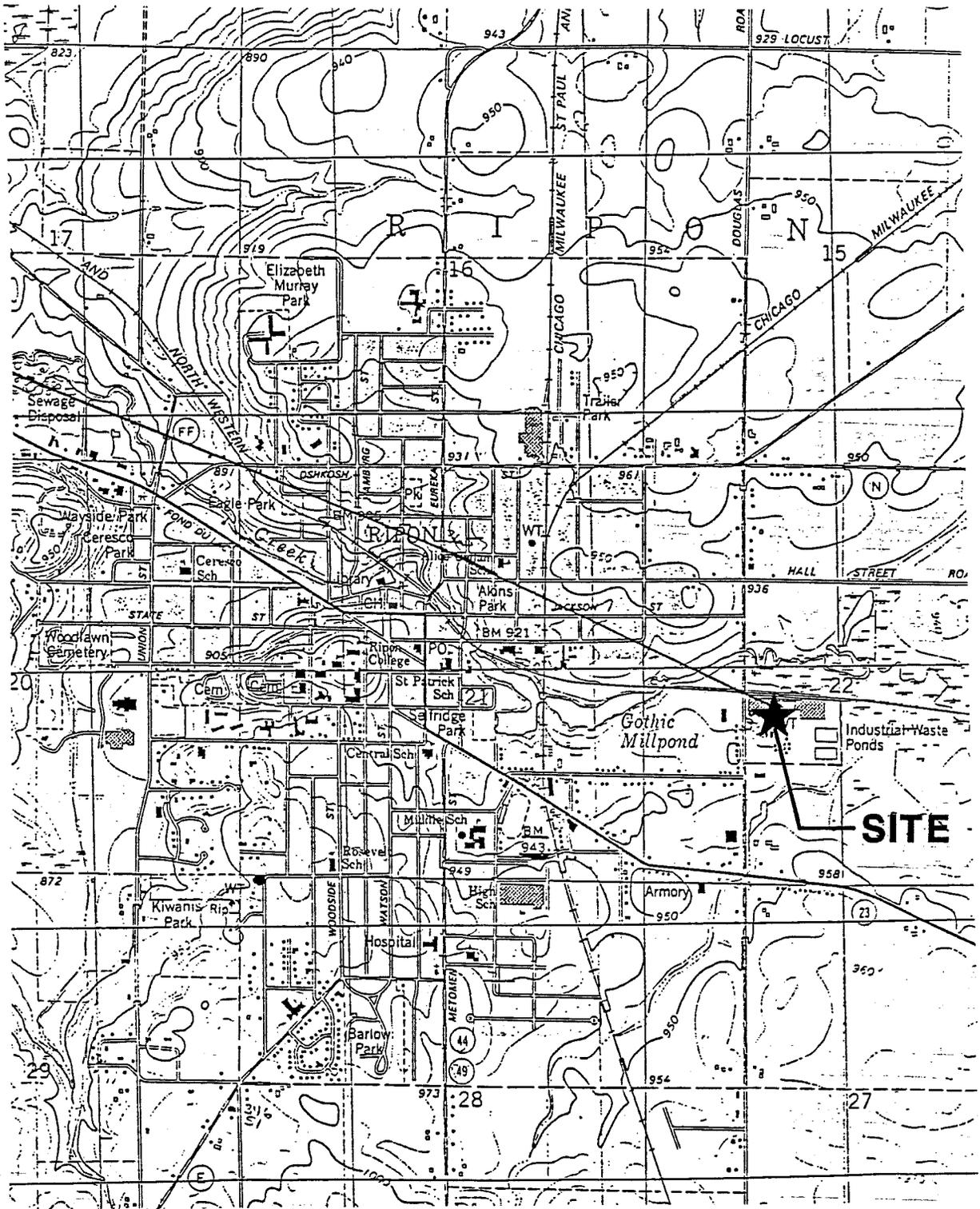
Deed 318-634 references 201-359, I did not include 201-359 as it is not to Minnesota Valley Canning co. but rather to the previous owner. I believe it should of referenced 309-152 which is our first deed included.

If you have any questions, please contact me at 414-748-8503.

Sincerely,

George Stollfuss
George Stollfuss

RIPON, WISCONSIN



GREEN GIANT - PILLSBURY
RIPON, WISCONSIN
JOB NO. 10495E 5-16-90
NO SCALE