The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	**0336000748**
Comm # (no dashes):	54245968631
County:	Manitowoc
Region:	Commerce
Site name:	Valders Elevator Coop
Street Address:	131 Jackson St
City:	Valders
Closure Date	2001-10-10
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the **WTM91** projection)	
Easting (X):	689678.21
Northing (Y):	401293.62
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481-6456
Fax #: (715) 345-5269
TDD #: (608) 264-8777
http://www.commerce.state.wi.us
http://www.wisconsin.gov
Scott McCallum, Governor
Philip Edw. Albert, Acting Secretary

Wisconsin
Department of Commerce

October 10, 2001

Valders Elevator Cooperative
Attn: William Hoeltke
PO Box 10
Valders Wi 54245

RE: CASE CLOSURE **Approved**
COMMERCE #54245-9686-31-A
Valders Elevator Cooperative, 131 Jackson Street, Valders, WI

Dear Mr. Hoeltke;

The Department is receipt of documentation that the conditions necessary for site closure detailed in the *CASE CLOSURE* ***CONDITIONAL UPON RECEIPT OF DOCUMENTATION*** letter dated June 15, 2001 have been met. The Department considers that no further action is necessary and has updated our database to reflect this closure.

Be advised that it is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

Thank you for your efforts in restoring Wisconsin's environment. If you have any additional questions, please call the number listed below.

Sincerely,

Dee Zoellner

Dee Zoellner
Site Reviewer
Bureau of PECFA
Phone 715-342-3802

cc. Matt Oberhofer - Envirogen

883347

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

RECEIPT# 19180
$12.00 MISC

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD
10 AUG 2001 4:03:47 PM

Recording Area

Name and Return Address
Valders Elevator Coorperative
P.O. Box 10
Valders, WI 54245
Attn: William Hoeltke

Parcel Identification Number (PIN)

Legal Description of the Property: In re:

A tract of land In the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Numbered Four (4), Township Numbered Eighteen (18) North Range Numbered Twenty-two (22) East, and in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Numbered Thirty-three (33), Township Numbered Nineteen (19) North, Range Numbered Twenty-two (22) East, and described as follows, to-wit:

The South Seventy-three (73) feet of the following tract or parcel of land commencing at the Northwest corner of said Section 4, thence South 0° 22' East a distance of 33 feet; thence South 78° 31' East a distance of 252 feet to the point of real beginning; thence North 10° 20' East 194.1 feet, thence South 83° 43' East to the Northeast corner of NW ¼ NW ¼, thence South 18 rods to the North boundary line of the right-of-way of the Wisconsin Central Railroad Company, thence North 78° 31'West along said North boundary line to the place of beginning.

STATE OF WISCONSIN)
) ss
COUNTY OF MANITOWOC)

Section 1. Valders Elevator Cooperative is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. 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 limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil and groundwater remains on this site. According to the closure report filed by Envirogen dated May 1, 2000, the residual soils are located between the former UST's and the Valders Cooperative building and under Jackson Street with residual groundwater contamination located in the same area. Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws. File references: PECFA Claim number 54245-9686-31 and BRRTS 03-36-000748, Envirogen, Report dated May 1, 2000.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 26th day of July, 2001.

By signing this document, William Hoeltke acknowledges that William Hoeltke is duly authorized to sign this document on behalf of the Valders Elevator Cooperative.

Signature: [illegible]

Printed Name: [illegible]

Title: [illegible]

Subscribed and sworn to before me
this 26 day of July, 2001.

Sandy Jandrey
Notary Public, State of WI
My commission 5/3/05
SANDY JANDREY

This document was drafted by the Wisconsin Department of Commerce.

(USGS 1978)
VALDERS QUADRANGLE

SCALE
1:24000

1/2 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET

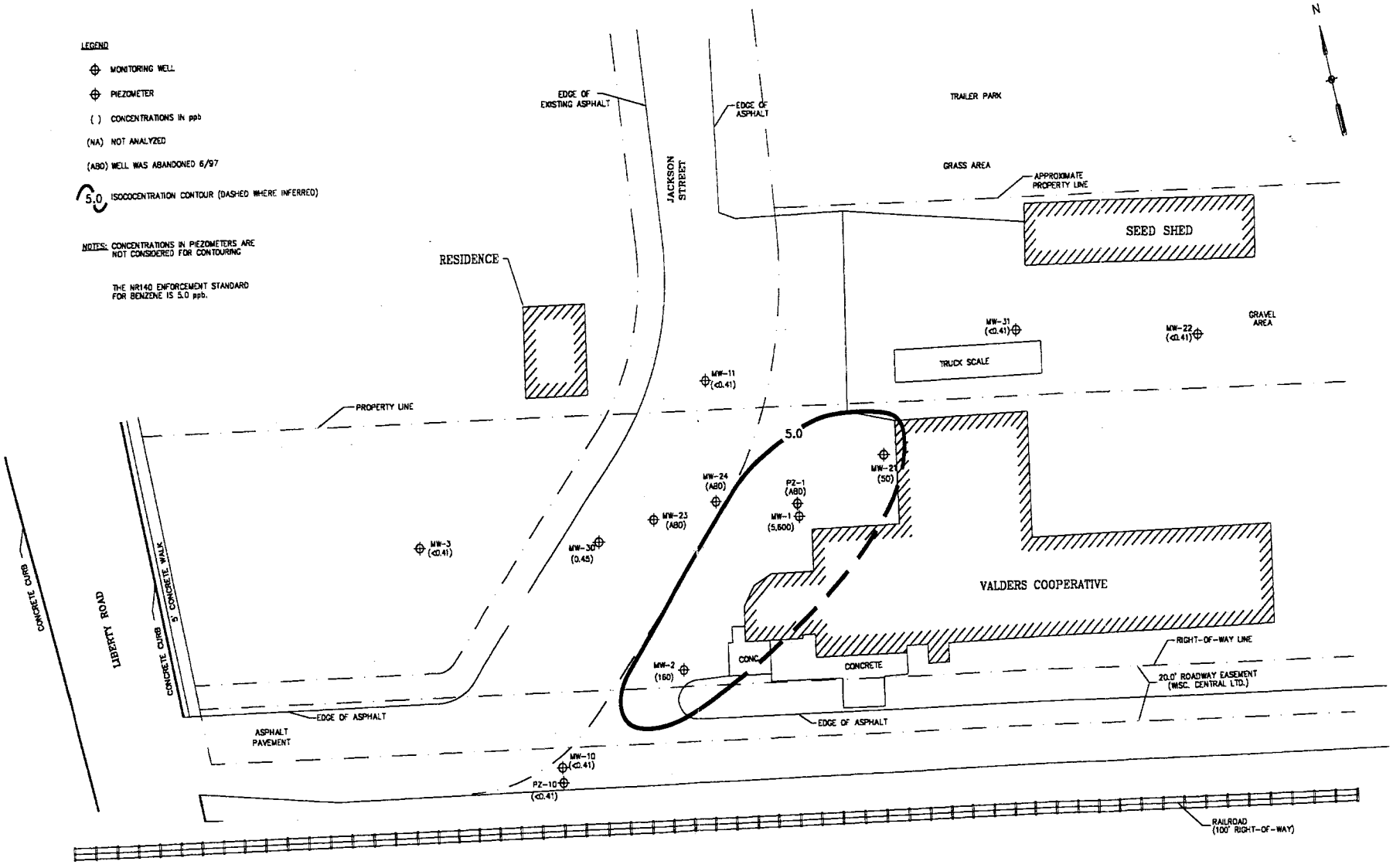
N

LOCATION

ENVIROGEN
COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
790 Marvelle Lane
Green Bay, Wisconsin 54304

SITE LOCATION MAP VALDER'S ELEVATOR COOPERATIVE SITE VALDERS, WISCONSIN	FIGURE NO. 1

DRAWING NO.	93.8101
DRAWN BY:	RRT
CHECKED BY:	5/04/99
APPROVED BY:	
REVISIONS:	
ENGINEER	DATE
ENGINEER	DATE



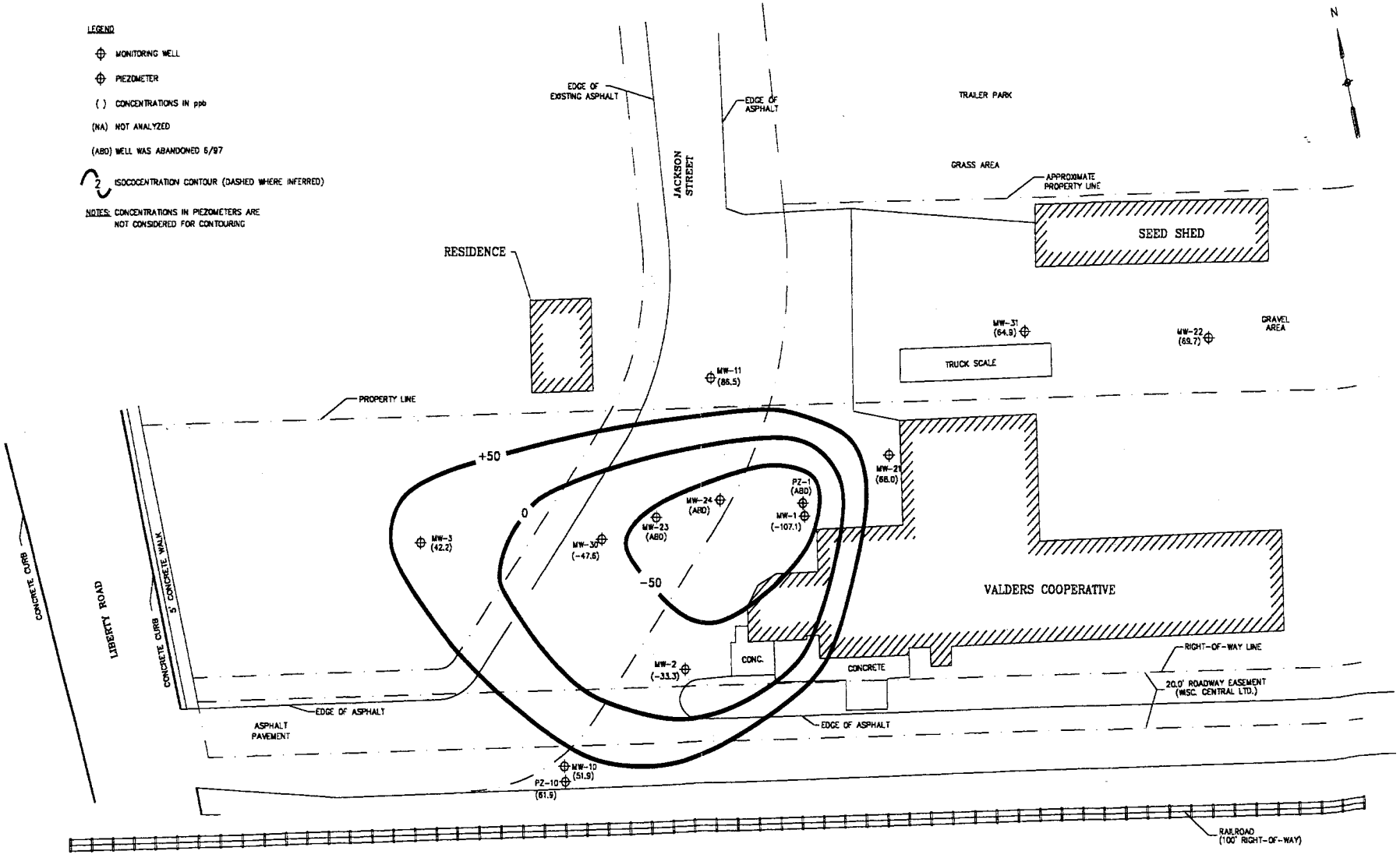
ENVIROGEN
COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
790 Marvelle Lane
Green Bay, Wisconsin 54304

SCALE
0 10' 20' 30' 40'

POSTREMEDIAL GROUNDWATER BENZENE DISTRIBUTION (9/15/98)
VALDER'S ELEVATOR COOPERATIVE SITE
VALDERS, WISCONSIN

FIGURE NO. 9

DRAWING NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE
93.81019	RRT	5/05/99						

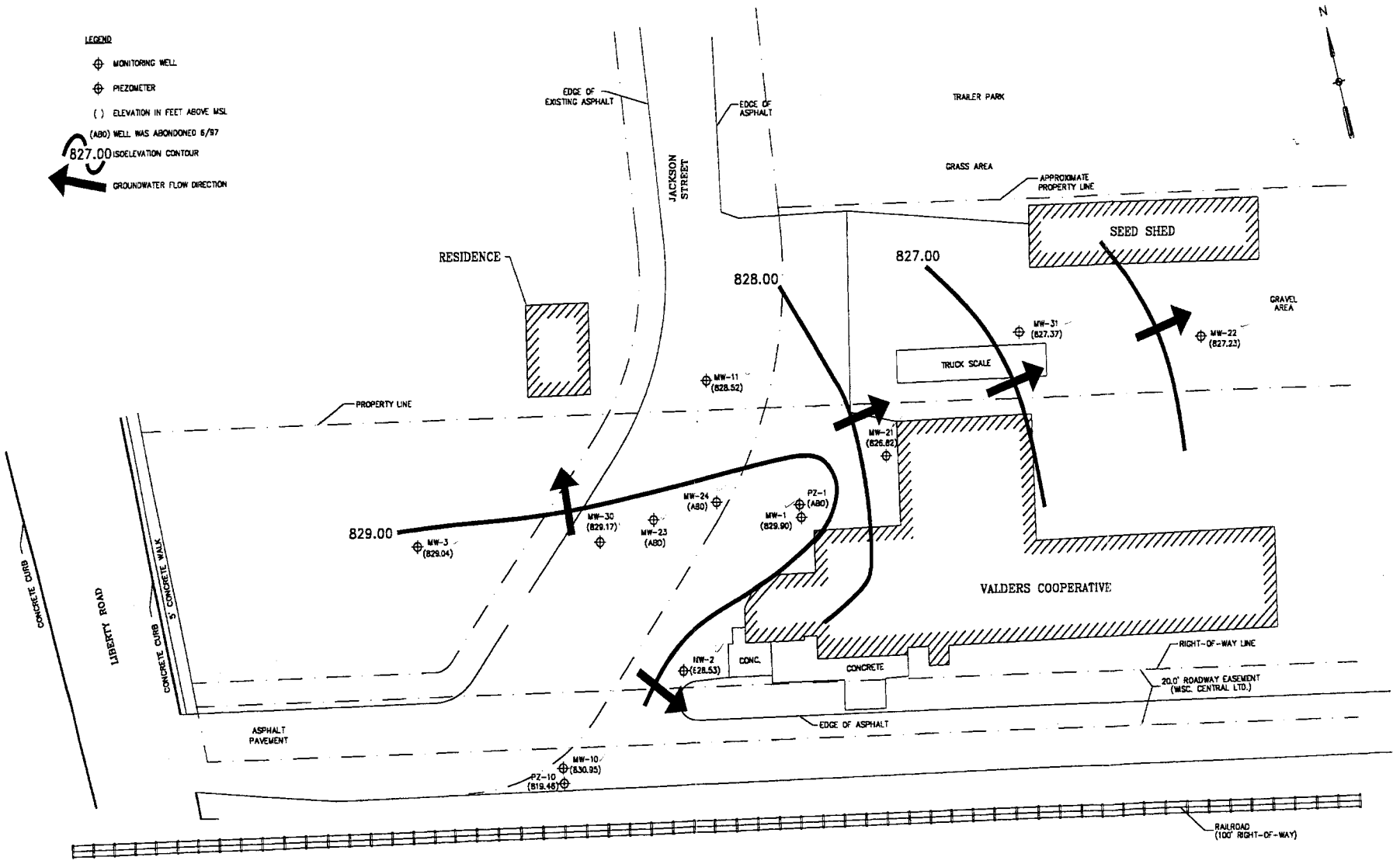


ENVIROGEN
COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
790 Marvelle Lane
Green Bay, Wisconsin 54304

POSTREMEDIAL ORP
DISTRIBUTION (9/15/98)
VALDER'S ELEVATOR COOPERATIVE SITE
VALDERS, WISCONSIN

FIGURE NO. 11

DRAWING NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE
93.81OL11	RRT	5/05/99						



ENVIROGEN
COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT
790 Marvelle Lane
Green Bay, Wisconsin 54304

SCALE
0 10' 20' 30' 40'

POTENTIOMETRIC SURFACE
(9/15/98)
VALDER'S ELEVATOR COOPERATIVE SITE
VALDERS, WISCONSIN

FIGURE NO. 5

DRAWING NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISIONS:	DATE	ENGINEER	DATE	ENGINEER
93.81015	RRT	5/04/99						

TABLE 4
Postremedial Groundwater Sample Analytical Results
Valders Cooperative Site
Valders, Wisconsin

Sample	Date	Benzene	Ethyl-benzene	Toluene	Total Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naph-thalene	DRO (ppm)	GRO
MW-1	08/04/97	3,200	510	640	1,500	360	85	<3.2	NA	NA	NA
	11/03/97	4,800	540	800	1,300	350	96	<8.0	NA	NA	NA
	06/02/98	2,800	400	490	1,200	280	73	<10	NA	NA	NA
	09/15/98	5,600	860	1,100	2,800	600	180	<41	NA	NA	NA
	01/27/99	5,600	380	460	920	260	68	22	NA	NA	NA
MW-2	08/04/97	450	270	110	510	250	48	<0.32	NA	NA	NA
	11/03/97	410	120	47	100	79	3	<0.80	NA	NA	NA
	06/02/98	330	150	60	260	140	29	<6.4	NA	NA	NA
	09/15/98	160	45	14	60	36	6.3	1.5	NA	NA	NA
MW-3	08/04/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	11/03/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	06/02/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	09/15/98	<0.41	<0.43	<0.38	<1.4	<0.42	<0.58	<0.41	NA	NA	NA
MW-10	08/04/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	11/03/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	11/13/96	<0.5	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	NA	NA	NA
	05/19/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	06/02/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	09/15/98	<0.41	<0.43	<0.38	<1.4	<0.42	<0.58	<0.41	NA	NA	NA
MW-11	08/04/97	0.25	<0.22	<0.20	0.4	0.41	0.38	<0.16	NA	NA	NA
	11/03/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	06/02/98	<0.13	<0.22	0.20	0.58	<0.22	<0.29	<0.44	NA	NA	NA
	09/15/98	<0.41	<0.43	<0.38	<1.4	<0.42	<0.58	<0.41	NA	NA	NA
NR 140 Enforcement Standard		5	700	343	620	NS	NS	60	40	NS	NS
NR 140 Preventive Action Limit		0.5	140	68.6	124	NS	NS	12	8	NS	NS

(Continued)

Notes: All results are reported in ppb unless otherwise noted

Shading indicates value equals or exceeds the NR 140 enforcement standard

Cross hatching indicates value equals or exceeds the NR 140 preventive action limit

Naphthalene results by EPA Method 8260 for volatile organic compounds.

TMB: Trimethylbenzene
MTBE: Methyl t-butyl ether
DRO: Diesel range organics
GRO: Gasoline range organics
NA: Not analyzed
NS: No standard

Checked by: KKB
Approved by: JAR

TABLE 4 (Continued)
Postremedial Groundwater Sample Analytical Results
Valders Cooperative Site
Valders, Wisconsin

Sample	Date	Benzene	Ethyl-benzene	Toluene	Total Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Naph-thalene	DRO (ppm)	GRO
MW-21	08/04/97	**23**	**0.52**	<0.20	**0.39**	**0.36**	**0.33**	<0.16	NA	NA	NA
	11/03/97	**7**	**0.44**	<0.20	**0.24**	<0.22	<0.29	<0.16	NA	NA	NA
	06/02/98	**140**	**0.88**	**0.29**	**0.35**	<0.22	<0.29	<0.16	NA	NA	NA
	09/15/98	**50**	**0.66**	**0.39**	<1.4	<0.42	<0.58	<0.41	NA	NA	NA
	01/27/99	**11**	**0.38**	<0.20	**0.26**	<0.22	<0.29	<0.16	NA	NA	NA
MW-22	08/04/97	<0.13	<0.22	<0.20	<0.23	**0.25**	<0.29	<0.16	NA	NA	NA
	11/03/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	06/02/98	**0.34**	<0.22	**0.40**	**0.48**	<0.22	<0.29	<0.60	NA	NA	NA
	09/15/98	<0.41	<0.43	<0.38	<1.4	<0.42	<0.58	**0.47**	NA	NA	NA
MW-23	08/04/97	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/02/98	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	09/15/98	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
MW-24	08/04/97	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	09/15/98	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
MW-30	11/03/97	**4.5**	**3.9**	**37**	**200**	**34**	**18**	<0.16	NA	NA	NA
	06/02/98	**2.0**	**3.0**	**17**	**67**	**13**	**4.9**	<0.16	NA	NA	NA
	09/15/98	**0.45**	**1.4**	**2.7**	**25**	**7.2**	**3.5**	<0.41	NA	NA	NA
MW-31	11/03/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<0.16	NA	NA	NA
	06/02/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<1.0	NA	NA	NA
	09/15/98	<0.41	<0.43	<0.38	<1.4	<0.42	<0.58	**1.1**	NA	NA	NA
PZ-1	08/04/97	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PZ-10	08/04/97	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	**6.3**	NA	NA	NA
	11/03/97	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/02/98	<0.13	<0.22	<0.20	<0.23	<0.22	<0.29	<2.9	NA	NA	NA
	09/15/98	<0.41	<0.43	<0.38	<1.4	<0.42	<0.58	<0.41	NA	NA	NA
NR 140 Enforcement Standard		5	700	343	620	NS	NS	60	40	NS	NS
NR 140 Preventive Action Limit		0.5	140	68.6	124	NS	NS	12	8	NS	NS

Notes: All results are reported in ppb unless otherwise noted

Shading indicates value equals or exceeds the NR 140 enforcement standard

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Naphthalene results by EPA Method 8260 for volatile organic compounds.

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Checked by: KKB
Approved by: JMR