

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

860814

J 5295 I 25

REGISTER'S OFFICE
OUTAGAMIE COUNTY, WI.
RECEIVED AND RECORDED ON

MAR 29 1985

AT 11:30 O'CLOCK A.M.
IN JACKET 5295 IMAGE 25-26
Trace Herb sh
REGISTER OF DEEDS

Flanagan Brothers, Inc.
quit-claims to Penrison's Quality Oil, Inc.
the following described real estate in Outagamie County,
State of Wisconsin:

(see reverse side)

RETURN TO Lathrop and Sorenson
144 E. Main St.
Hortonville, WI 54944

Tax Parcel No: _____

600
4.90

This is not homestead property.
(X) (is not)
Dated this 15th day of March, 1985.

(SEAL)

BY:

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) of R.A. Downs and David J. Flanagan, Jr., officers of Flanagan Brothers, Inc.
authenticated this 15th day of March, 1985
Robert E. Sorenson

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Robert E. Sorenson
Attorney at Law

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

County.

SS.

Personally came before me this _____ day of _____, 19____ the above named

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

Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____, 19____)

J 5295 I 26

A part of the West 1/2 of the Northeast 1/4 of Section Thirty (30), Township Twenty-Four (24) North, Range Fifteen (15) East, Village of Bear Creek, Outagamie County, Wisconsin containing 7,392 square feet or 0.1697 acres of land and being described as follows:

Commencing at the Northeast corner of Section Thirty (30); thence South 00°26'05" East, 2666.28 feet along the East line of the Northeast 1/4 to the East 1/4 corner of Section Thirty (30); thence South 89°45'52" West, 2301.44 feet along the south line of Northeast 1/4 to the west right of way line of the vacated Chicago Northwestern Railroad; thence North 09°38'10" East along the said west right-of-way line 25.12 feet to a 1" diameter iron pipe set on the north right-of-way line of Flanagan Ave.; thence North 05°38'10" East, 794.37 feet along the said west right-of-way line to a 3/4" diameter steel rebar set; thence continue along the said west right-of-way line 842.26 feet along the arc of a 5680 foot radius curve with a center to the northwest having, a 08°29'46" central angle, a 841.49 foot chord bearing North 05°23'17" East, to the point of beginning; thence continue along the said west right-of-way line 155.88 feet along the arc of a 5680 foot radius curve with a center to the northwest having, a 01°34'21" central angle, a 155.87 foot chord bearing North 00°21'13.5" East to a 3/4" diameter steel rebar set on the south right-of-way line of Rollo Street extended westerly as dedicated in Clark's 2nd Addition to the Village of Welcome; thence North 85°55'10" East, 46.87 feet along the said extended south right-of-way line to a 3/4" diameter steel rebar set on the west line of property described in Volume 623, Page 139, Outagamie County Registry; thence 160.14 feet along the arc of a 5726.78 foot radius curve with a center to the northwest having, a 01°36'08" central angle, a 160.14 foot chord bearing South 00°20'20" West along the west line of said Volume 623, Page 139 to a 3/4" diameter steel rebar set on the southwest corner of said Volume 623, Page 139; thence North 88°51'36" West 46.78 feet to the point of beginning.

The premises are subject to a 15 foot drainage easement along the west 15 feet of the property, the easement to remain in effect until such time as a storm sewer is installed.

TRANSFER
\$ 4.20
FEE

Ms. Karen Konrad
Dennisons Quality Oil, Inc.
Box 12, 601 Willow Street
Bear Creek, WI 54922

RE: Site Closure for Waugamie FS Cooperative, 308 Clark Street, Bear Creek, Wisconsin

To Whom It May Concern:

Groundwater contamination has migrated onto your property located at the southeast corner of Railroad Avenue and Rolo Street in Bear Creek, Wisconsin. The level of alachlor contamination in the groundwater on your property exceeds standards. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. We believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and we will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination*.

The Department of Natural Resources will not review our closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to:

Ms. Jennifer Tobias
Department of Natural Resources - Oshkosh Service Center
625 East County Road Y, STE 700
Oshkosh, Wisconsin 54901-9731
Telephone: 920-424-3050

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

The Bear Creek Well Abandonment Ordinance, dated December 20, 1990, was presented in a series of public meetings in the Fall of 1990. This ordinance, which is attached, requires that all wells located on premises served by the Bear Creek municipal water system be abandoned by July 31, 1991 or no later than 1 year from the date of connection to the municipal water system, whichever ever occurred last, unless a well operation permit was obtained from the Village Clerk. The Village Clerk can grant a permit for a private well for a period not to exceed 5 years if certain conditions are met, one of which is the justification of the well as being necessary in addition to water provided by the municipal water system.

Should you or any subsequent property owner wish to construct a well on your property, special well construction standards may be necessary to protect the well from residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact us at:

Waugamie FS Cooperative
C/O Attorney H. Dale Peterson
Stroud, Willink & Howard, LLC
25 West Main Street
P.O. Box 2236
Madison, Wisconsin 53701-2236
Telephone: 608-257-2281

or you may contact Ms. Jennifer Tobias, DNR, at the address and telephone number listed above.

Sincerely,

Waugamie FS Cooperative

By:

H. Dale Peterson
Stroud, Willink & Howard, LLC
25 West Main Street
P.O. Box 2236
Madison, Wisconsin 53701-2236

Enclosures:

Legal Description

WDNR's Natural Attenuation Fact Sheet

Bear Creek Well Abandonment Ordinance

Legal Description of Property to be Included in WDNR GIS Registry

Tax Parcels 21-0-0206-00, 21-00-0061-00 & 21-00-0062-00

A Part of the West ½ of the NE 1/4 of Section 30, Township 24 North, Range 15 East, Village of Bear Creek, Outagamie County, Wisconsin containing 7,392 square feet or 0.1697 acres of land and being described as follows:

Commencing at the Northeast corner of Section Thirty (30); thence South 00 26' 05" East, 2666.28 feet along the East line of the Northeast 1/4 to the East 1/4 corner of Section Thirty (30); thence South 89°45' 32" West, 2301.44 feet along the south line of Northeast 1/4 to the west right of way line of the vacated Chicago Northwestern Railroad; thence North 09°38' 10" East along said right-of-way line 25.12 feet to a 1" diameter iron pipe set on the north right-of-way line of Flanagan Ave.; thence North 09°38' 10" East, 794.37 feet along the said right-of-way line to a 3/4" diameter steel rebar set; thence continue along the said west right-of-way line 842.26 feet along the arc of a 5680 foot radius curve with a center to the northwest having, a 08°29' 46" central angle, a 841.49 foot chord bearing North 05°23' 17" East, to the point of beginning; thence continue along the said west right-of-way line 155.88 feet along the arc of a 5680 foot radius curve with a center to the northwest having, a 01°34' 21" central angle, a diameter steel rebar set on the south right-of-way line to a 3/4" diameter steel set on the west line of property described in Volume 623, page 139, Outagamie County Registry; thence 160.14 feet along the arc of a 5726.78 foot radius curve with a center to the northwest having, a 01°36' 08" central angle, a 160.14 foot chord bearing South 00°20' 20" West along the west line of said Volume 623, page 139 to a 3/4" diameter steel rebar set on the southwest corner of said Volume 623, page 139; thence North 88°55' 36" West 46.78 feet to the point of beginning.

All of Lots One (1) and Two (2) of Clark's Second Addition to the Village of Welcome (now Bear Creek), Outagamie County, Wisconsin.