

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #: 02-45-219025

ACTIVITY NAME: SCENIC VALLEY COOP (FORMER)

PROPERTY ADDRESS: W5394 Center Valley Rd

MUNICIPALITY: Town of Center

PARCEL ID #: 040013404

CLOSURE DATE: Dec 19, 2011

FID #: 656058040

DATCP #:

COMM #: 54106820594A

*WTM COORDINATES:

X: 642621 Y: 437821

** 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" form)*

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

Contamination in ROW

Off-Source Contamination

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

Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial 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 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 #: PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

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 #: 1 **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 #: 2 **Title: Site Map**
- 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 #: 4 **Title: Soil Excavation And Sampling Locations**

BRRTS #: 02-45-219025

ACTIVITY NAME: SCENIC VALLEY COOP (FORMER)

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 #: 4 **Title: Schematic Cross-Section A-A**

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 #: 5 **Title: Approximate Extent of Petroleum Impact in Groundwater**

- 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 #: 3B **Title: Groundwater Contour Map (9-08-04)**

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 #: 3,2,2 **Title: Summary of Soil Sample Analytical Results., Post Remedial Soil Analytical..**

- 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 #: 4 **Title: Summary of Groundwater Analytical Results**

- 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 #: 1 **Title: Summary of Groundwater Elevation Data**

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 #: 02-45-219025

ACTIVITY NAME: SCENIC VALLEY COOP (FORMER)

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.

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: 1



December 19, 2011

Mr. Dave Schoonover
Scenic Valley Coop
354 Morrow St.
Seymour, WI 54165

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Former Scenic Valley Coop W5394 Center Valley Rd., Center Valley, WI
WDNR BRRTS Activity #: 02-45-219025

Dear Mr. Schoonover:

The Department of Natural Resources (DNR) considers the Former Scenic Valley Coop closed with continuing obligations. No further investigation or remediation is required at this time. However, current and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. A copy of this letter is being provided to the current property owner, Larsen Cooperative. This letter and any attached maintenance plan shall be provided to all future property owners.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on October 1, 2007. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on October 5, 2007. Documentation that the conditions in that letter were met was received on December 5, 2011 and indicated that MW-2, MW-3 and P-1 were properly abandoned and MW-4, MW-5, MW-6 will be abandoned when the ongoing DATCP remediation project is completed. A cover maintenance plan was also submitted.

The property remains as a Agricultural Cooperative facility. The conditions of closure and continuing obligations required were based on the property being used for commercial/industrial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140 enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any

continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is on file in the Department's Northeast Region. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a soil cover, is required, as shown on the **attached map**, unless prior written approval has been obtained from the DNR

- removal of the existing barrier;
- placement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Groundwater Contamination (ch. NR 140, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this contaminated property and on the neighboring railroad right of way as shown on the **attached map**. The current property owner was notified of the presence of groundwater contamination. DNR approval is required if a new well is constructed on the property or if an existing well is reconstructed.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains at GP-1, GP-3, GP-5, GP-6GP-7, B2, B3, B6, B7 and the east and west sidewalls of the excavation as indicated on the **attached map**. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze

the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats)

The pavement, building or other cover that exists in the location shown on the **attached map** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, the DNR must be notified to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request. A copy of the maintenance plan is being provided to the property owner and must also be provided to any future property owners.

Therefore, if changes in property use or occupancy to a residential exposure setting are planned, the property owner must notify the DNR and evaluate the concentrations of contaminants that remain in the soil vapor beneath the building. Additional response actions may be necessary.

Dewatering Permits

The DNR's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/www/>

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Department of Safety and Professional Services PECFA Program to determine the method for salvaging the equipment.

The enclosed DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, is included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Written notifications in accordance with the above requirements should be sent to the Northeast Regional Office to the attention of the Remediation and Redevelopment Environmental Program Associate at the address on the letterhead.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Tom Sturm at 715-526-4230.

Sincerely,



Bruce Urban Team Supervisor
Northeast Remediation & Redevelopment Program

Attachments:

- remaining groundwater contamination map
- remaining soil contamination map
- extent of cap map
- maintenance plan
- RR 819

cc: Larsen Cooperative PO Box 308, New London, WI 54961
Mark Magee – AECOM, 1035 Kepler Dr., Green Bay, WI 54311
Beth Erdman – DSPS

Cover / Barrier Maintenance Plan
Former Scenic Valley Cooperative
W5394 Center Valley Road
Center Valley, Wisconsin
WDNR BRRTS Activity No. 02-45-219025

Introduction

This document outlines the Maintenance Plan for a cover / barrier at the Former Scenic Valley Cooperative site in Center Valley, Wisconsin. The maintenance activities described in this document are the responsibility of the previous property owner (signatory) and / or subsequent owners of the property. The maintenance activities are associated with an existing barrier covering subsurface soil characterized by elevated volatile organic compound (VOC) concentrations. The location of the barrier, to be maintained in accordance with this Maintenance Plan, is located in an existing unpaved drive area. The cover /barrier area is identified on the attached Figure 101 in Exhibit A.

Cover Barrier Purpose and Description

The existing cover over the contaminated soil serves as a barrier to limit the potential for direct human contact and limit water infiltration with residual soil that might otherwise pose a risk to human health and groundwater quality. The cover / barrier includes an existing gravel driveway / parking areas. Based on the current and future use of the property, the barrier should function as intended, unless disturbed.

The following activities are prohibited on any portion of the property where the existing barrier is required as shown on the attached Figure 101, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources (WDNR):

- removal of the existing barrier
- replacement with another barrier
- excavation or grading of the land surface
- filling on capped or paved areas
- plowing for agricultural cultivation
- construction or placement of a building or other structure

Annual Inspection

The barrier overlying the impacted soil, as depicted on Figure 101, will be inspected once a year. Inspection will be conducted in the spring of each year after the snow melt or in the summer. The surface area will be inspected visually to evaluate damage due to settling, wear from traffic, erosion, and for other potential problems that may expose underlying soil. Any areas of the barrier that have become or are likely to become disturbed will be documented and repaired. A log of the inspections and any repairs will be maintained by the property owner and is included in Exhibit B, Cover / Barrier Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If areas of the barrier are noted to be disturbed during the annual inspection or at any other time of the year, repairs will be scheduled as soon as practical. During maintenance activities, if underlying soils are exposed for an extended period of time, the owner should inform maintenance workers of the direct contact exposure hazard. The owner should also sample any soil that is excavated from the site prior to disposal to document chemical characteristics of soil transported from the facility. The soil should be managed, and disposed of in accordance with applicable local, state, and federal law.

Cover / Barrier Maintenance Plan

In the event the barrier overlying the soil is removed or replaced, the replacement barrier must also limit direct contact with underlying soil and limit water infiltration. The replacement barrier will be subject to the same maintenance and inspection guidelines as outlined herein unless indicated otherwise by the WDNR or its successor.

The property owner will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the current or subsequent owners of the property with the written approval of the WDNR.

Contact Information

Site Owner and Operator:

Larson Cooperative
Mr. Leroy Peterson
8290 County Highway T
P.O. Box 37
Larson, Wisconsin 54947
Phone: (920) 836-2113

Consultant:

Mr. Mark Magee
AECOM, Inc.
1035 Kepler Drive
Green Bay, Wisconsin 54311
Phone: (920) 406-3141

WDNR:

Mr. Tom Sturm
Wisconsin Department of Natural Resources
647 Lakeland Road
Shawano, Wisconsin 54611
Phone: (715) 526-4230

David St. Onge
Signature

11-30-11
Date

DAVID ST. ONGE
Name

GENERAL MANAGER
Title

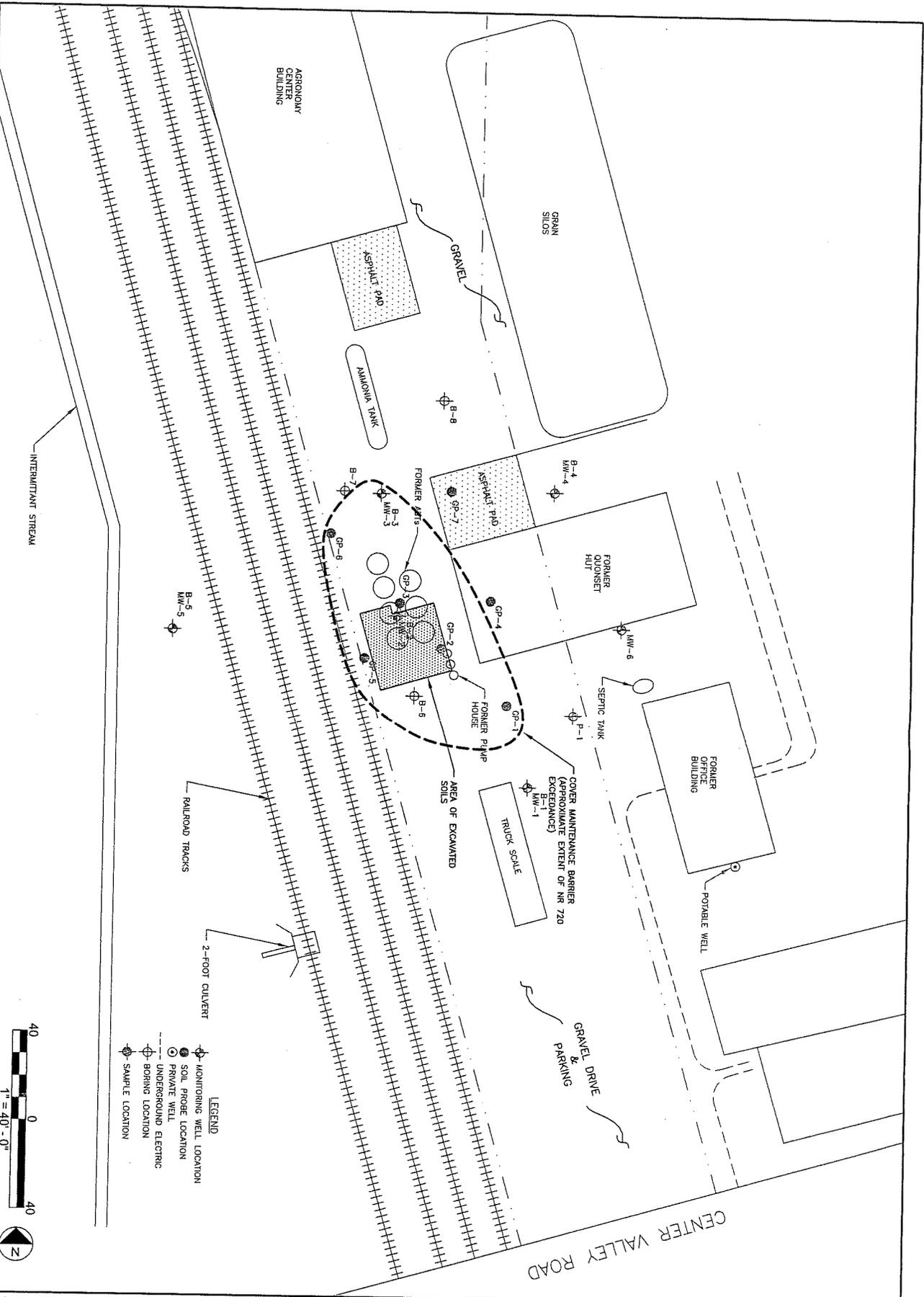
SCENIC VALLEY COOPERATIVE
Company

Cover / Barrier Maintenance Plan

Enclosures:

Exhibit A - Figure 101 - Cover Maintenance Plan

Exhibit B - Cover / Barrier Inspection Log



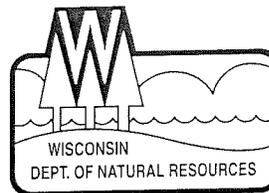
COVER MAINTENANCE PLAN
 SCENIC VALLEY COOPERATIVE
 W5394 CENTER VALLEY ROAD
 CENTER VALLEY, WISCONSIN

STS
 STS CONSULTANTS
 1035 Kepler Drive
 Green Bay, WI 54311
 920-468-1978
www.stsconsultants.com
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Drawn:	JRL 03/27/2008
Checked:	MWM 03/27/2008
Approved:	VMK 03/27/2008
PROJECT NUMBER	4-27987W
FIGURE NUMBER	101

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Shawano Office
647 Lakeland Rd.
Shawano WI 54166

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



SOURCE
PROPERTY

December 21, 2011

Mr. LeRoy Peterson
Larsen Cooperative
PO Box 308
New London, WI 54961

Subject: Final Case Closure with Continuing Obligations
Former Scenic Valley Cooperative, W5394 Center Valley Rd., Town of Center Valley,
Outagamie County, WI
WDNR BRRT's # 02-45-219025

Dear Mr. Peterson:

The Department understands that Larsen Cooperative is the owner of the above property located at W5394 Center Valley Rd in the Town of Center, Outagamie County formerly owned by Scenic Valley Cooperative. As the owner of the property, you are responsible for the conditions of final closure identified in the attached letter.

Please read the letter carefully as it contains important information regarding potential exposure to human health and the environment. In the event the property is sold you will need to provide this information to the new property owner.

Feel free to contact me at 715-526-4230 or via email at Thomas.Sturm@wisconsin.gov if you have any questions or concerns.

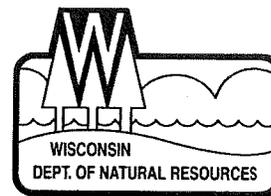
Sincerely,

A handwritten signature in cursive script that reads 'Tom Sturm'.

Tom Sturm
Hydrogeologist
Remediation and Redevelopment Program

C: Mr. Dave Schoonover-Scenic Valley Coop, 354 Morrow St., Seymour, WI 54165
Mark Magee - AECOM, 1035 Kepler Dr., Green Bay, WI 54311

RIGHT-OF-WAY



December 22, 2011

Mr. Geoffery C. Nokes
Canadian National Midwest Division
17641 South Ashland Ave.
Homewood, IL 60430-1345

SUBJECT: Continuing Obligations and Property Owner Requirements for Railroad Right of Way adjacent to Former Scenic Valley Coop, 5394 Center Valley Rd., Center Valley, WI] Parcel Identification Number: 04001380 WDNR BRRTS Activity #: 02-45-219025

Dear Mr. Nokes:

The purpose of this letter is to notify you that certain continuing obligations apply to the property at the above listed property, (referred to in this letter as the "Property") due to contamination remaining on the Property. The continuing obligations are part of the cleanup and case closure approved for the above referenced case, located at 5394 Center Valley Rd. in the Town of Center Valley, Outagamie County, WI. (The case is referenced by the location of the source property, i.e. the property where the original discharge occurred, prior to contamination migrating to the Property.) The continuing obligations that apply to the Property are stated as conditions in the attached closure approval letter, and are consistent with s. 292.12, Wis. Stats., and ch. NR 700, Wis. Adm. Code, rule series. They are meant to limit exposure to any remaining environmental contamination at the Property. These continuing obligations will also apply to future owners of the Property, until the conditions no longer exist at the Property.

It is common for properties with approved cleanups to have continuing obligations as part of cleanup/closure approvals. Information on continuing obligations on properties is shown on the Internet at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. How to find further information about the closure and residual contamination for this site can be located at <http://dnr.wi.gov/org/aw/rr/clean.htm>.

The Department reviewed and approved the case closure request regarding the petroleum contamination in the soil and groundwater at this site, based on the information submitted by Former Scenic Valley Coop. As required by state law, you received notification about the requested closure from the person conducting the cleanup. No further investigation or cleanup is required at this time. However, the closure decision is conditioned on the long-term compliance with certain continuing obligations, as described below.

Continuing Obligations Applicable to Your Property

A number of continuing obligations are described in the attached case closure letter to Scenic Valley Coop, dated December 19, 2011. However, only the following continuing obligations apply to your Property.

RIGHT-OF-WAY

- Residual soil contamination
- Cover or barrier
 - Prohibited activities
 - Identify maintenance actions required
- Residual groundwater contamination

GIS Registry – Well Construction Approval Needed

Because of the residual petroleum contamination and the continuing obligations, this site, which includes a portion of your Property, will be listed on the Department's internet accessible GIS Registry, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a well on the Property, you will need to get Department approval in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help with this form. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf>. If at some time, all these continuing obligations are fulfilled, and the remaining contamination is either removed or meets applicable standards, you may request the removal of the Property from the GIS Registry.

Property Owner Responsibilities

The owner (you and any subsequent property owner) of this Property is responsible for compliance with these continuing obligations, pursuant to s. 292.12, Wis. Stats. You are strongly encouraged to pass on the information about these continuing obligations to anyone who purchases this property from you (i.e. pass on this letter). For residential property transactions, you are required to make disclosures under Wis. Stats. s. 709.02. You may have additional obligations to notify buyers of the condition of the property and the continuing obligations set out in this letter and the closure letter.

Please be aware that failure to comply with the continuing obligations may result in enforcement action by the Department. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter, including compliance with referenced maintenance plans, are met.

These responsibilities are the property owner's. A property owner may enter into a legally binding agreement (such as a contract) with someone else (the person responsible for the cleanup) to take responsibility for compliance with the continuing obligations. If the person with whom any property owner has an agreement fails to adequately comply with the appropriate continuing obligations, the Department has the authority to require the property owner to complete the necessary work.

A legal agreement between you and another party to carry out any of the continuing obligations listed in this letter does not automatically transfer to a new owner of the property. If a subsequent property owner cannot negotiate a new agreement, the responsibility for compliance with the applicable continuing obligations resides with that Property owner.

When maintenance of a continuing obligation is required, the Property owner is responsible for inspections, repairs, or replacements as needed. Such actions should be documented by the Property owner and the records kept accessible for the Department to review for as long as the Department directs.

You and any subsequent Property owners are responsible for notifying the Department, and obtaining approval, before making any changes to the property that would affect the obligations applied to the

Property. Send all written notifications in accordance with the above requirements to [Regional RR Program Office for the location], to the attention of [Regional RR Program contact, as determined by the Region, could be the PM for the county or the Environmental Program Associate].

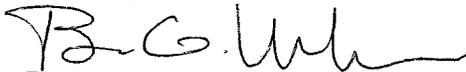
The following DNR fact sheet, RR-819, "Continuing Obligations for Environmental Protection" has been included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Under s. 292.13, Wis. Stats., owners of properties affected by contamination from another property are generally exempt from investigating or cleaning up a hazardous substance discharge that has migrated onto a property from another property, through the soil, groundwater or sediment pathway. However, the exemption under s. 292.13, Wis. Stats., does not exempt the property owner from the responsibility to maintain a continuing obligation placed on the property in accordance with s. 292.12, Wis. Stats. To maintain this exemption, that statute requires the current property owner and any subsequent property owners, to meet the conditions in the statute, including:

- Granting reasonable access to DNR or responsible party, or their contractors;
- Avoiding interference with response actions taken; and
- Avoiding actions that make the contamination worse (e.g., demolishing a structure and causing or worsening the discharges to the environment).

The Department appreciates your efforts. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Tom Sturm at 715-526-4230.

Sincerely,



Bruce Urben

Northeast Region Remediation & Redevelopment Team Supervisor

Attach: Final Closure Letter to Scenic Valley Coop w/ attachments

cc: Mr. Dave Schoonover-Scenic Valley Coop, 354 Morrow St., Seymour, WI 54165
Mark Magee – AECOM, 1035 Kepler Dr., Green Bay, WI 54311
Larsen Cooperative PO Box 308, New London, WI 54961



December 19, 2011

Mr. Dave Schoonover
Scenic Valley Coop
354 Morrow St.
Seymour, WI 54165

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Former Scenic Valley Coop W5394 Center Valley Rd., Center Valley, WI
WDNR BRRTS Activity #: 02-45-219025

Dear Mr. Schoonover:

The Department of Natural Resources (DNR) considers the Former Scenic Valley Coop closed with continuing obligations. No further investigation or remediation is required at this time. However, current and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. A copy of this letter is being provided to the current property owner, Larsen Cooperative. This letter and any attached maintenance plan shall be provided to all future property owners.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on October 1, 2007. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on October 5, 2007. Documentation that the conditions in that letter were met was received on December 5, 2011 and indicated that MW-2, MW-3 and P-1 were properly abandoned and MW-4, MW-5, MW-6 will be abandoned when the ongoing DATCP remediation project is completed. A cover maintenance plan was also submitted.

The property remains as a Agricultural Cooperative facility. The conditions of closure and continuing obligations required were based on the property being used for commercial/industrial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140 enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any

continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is on file in the Department's Northeast Region. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a soil cover, is required, as shown on the **attached map**, unless prior written approval has been obtained from the DNR

- removal of the existing barrier;
- placement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings;

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Residual Groundwater Contamination (ch. NR 140, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this contaminated property and on the neighboring railroad right of way as shown on the **attached map**. The current property owner was notified of the presence of groundwater contamination. DNR approval is required if a new well is constructed on the property or if an existing well is reconstructed.

Residual Soil Contamination (ch. NR 718, or ch. 289, Stats.; chs. 500 to 536, Wis. Adm. Code)

Soil contamination remains at GP-1, GP-3, GP-5, GP-6GP-7, B2, B3, B6, B7 and the east and west sidewalls of the excavation as indicated on the **attached map**. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze

the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats)

The pavement, building or other cover that exists in the location shown on the **attached map** shall be maintained in compliance with the **attached maintenance plan** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, the DNR must be notified to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request. A copy of the maintenance plan is being provided to the property owner and must also be provided to any future property owners.

Therefore, if changes in property use or occupancy to a residential exposure setting are planned, the property owner must notify the DNR and evaluate the concentrations of contaminants that remain in the soil vapor beneath the building. Additional response actions may be necessary.

Dewatering Permits

The DNR's Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://www.dnr.state.wi.us/org/water/wm/www/>

PECFA Reimbursement

Section 101.143, Wis. Stats., requires that Petroleum Environmental Cleanup Fund Award (PECFA) claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Department of Safety and Professional Services PECFA Program to determine the method for salvaging the equipment.

The enclosed DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, is included with this letter, to help explain a property owner's responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR819.pdf>.

Written notifications in accordance with the above requirements should be sent to the Northeast Regional Office to the attention of the Remediation and Redevelopment Environmental Program Associate at the address on the letterhead.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Tom Sturm at 715-526-4230.

Sincerely,



Bruce Urban Team Supervisor
Northeast Remediation & Redevelopment Program

Attachments:

- remaining groundwater contamination map
- remaining soil contamination map
- extent of cap map
- maintenance plan
- RR 819

cc: Larsen Cooperative PO Box 308, New London, WI 54961
Mark Magee – AECOM, 1035 Kepler Dr., Green Bay, WI 54311
Beth Erdman – DSPS

Cover / Barrier Maintenance Plan
Former Scenic Valley Cooperative
W5394 Center Valley Road
Center Valley, Wisconsin
WDNR BRRTS Activity No. 02-45-219025

Introduction

This document outlines the Maintenance Plan for a cover / barrier at the Former Scenic Valley Cooperative site in Center Valley, Wisconsin. The maintenance activities described in this document are the responsibility of the previous property owner (signatory) and / or subsequent owners of the property. The maintenance activities are associated with an existing barrier covering subsurface soil characterized by elevated volatile organic compound (VOC) concentrations. The location of the barrier, to be maintained in accordance with this Maintenance Plan, is located in an existing unpaved drive area. The cover /barrier area is identified on the attached Figure 101 in Exhibit A.

Cover Barrier Purpose and Description

The existing cover over the contaminated soil serves as a barrier to limit the potential for direct human contact and limit water infiltration with residual soil that might otherwise pose a risk to human health and groundwater quality. The cover / barrier includes an existing gravel driveway / parking areas. Based on the current and future use of the property, the barrier should function as intended, unless disturbed.

The following activities are prohibited on any portion of the property where the existing barrier is required as shown on the attached Figure 101, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources (WDNR):

- removal of the existing barrier
- replacement with another barrier
- excavation or grading of the land surface
- filling on capped or paved areas
- plowing for agricultural cultivation
- construction or placement of a building or other structure

Annual Inspection

The barrier overlying the impacted soil, as depicted on Figure 101, will be inspected once a year. Inspection will be conducted in the spring of each year after the snow melt or in the summer. The surface area will be inspected visually to evaluate damage due to settling, wear from traffic, erosion, and for other potential problems that may expose underlying soil. Any areas of the barrier that have become or are likely to become disturbed will be documented and repaired. A log of the inspections and any repairs will be maintained by the property owner and is included in Exhibit B, Cover / Barrier Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If areas of the barrier are noted to be disturbed during the annual inspection or at any other time of the year, repairs will be scheduled as soon as practical. During maintenance activities, if underlying soils are exposed for an extended period of time, the owner should inform maintenance workers of the direct contact exposure hazard. The owner should also sample any soil that is excavated from the site prior to disposal to document chemical characteristics of soil transported from the facility. The soil should be managed, and disposed of in accordance with applicable local, state, and federal law.

Cover / Barrier Maintenance Plan

In the event the barrier overlying the soil is removed or replaced, the replacement barrier must also limit direct contact with underlying soil and limit water infiltration. The replacement barrier will be subject to the same maintenance and inspection guidelines as outlined herein unless indicated otherwise by the WDNR or its successor.

The property owner will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the current or subsequent owners of the property with the written approval of the WDNR.

Contact Information

Site Owner and Operator:

Larson Cooperative
Mr. Leroy Peterson
8290 County Highway T
P.O. Box 37
Larson, Wisconsin 54947
Phone: (920) 836-2113

Consultant:

Mr. Mark Magee
AECOM, Inc.
1035 Kepler Drive
Green Bay, Wisconsin 54311
Phone: (920) 406-3141

WDNR:

Mr. Tom Sturm
Wisconsin Department of Natural Resources
647 Lakeland Road
Shawano, Wisconsin 54611
Phone: (715) 526-4230

David St. Onge
Signature

11-30-11
Date

DAVID ST. ONGE
Name

GENERAL MANAGER
Title

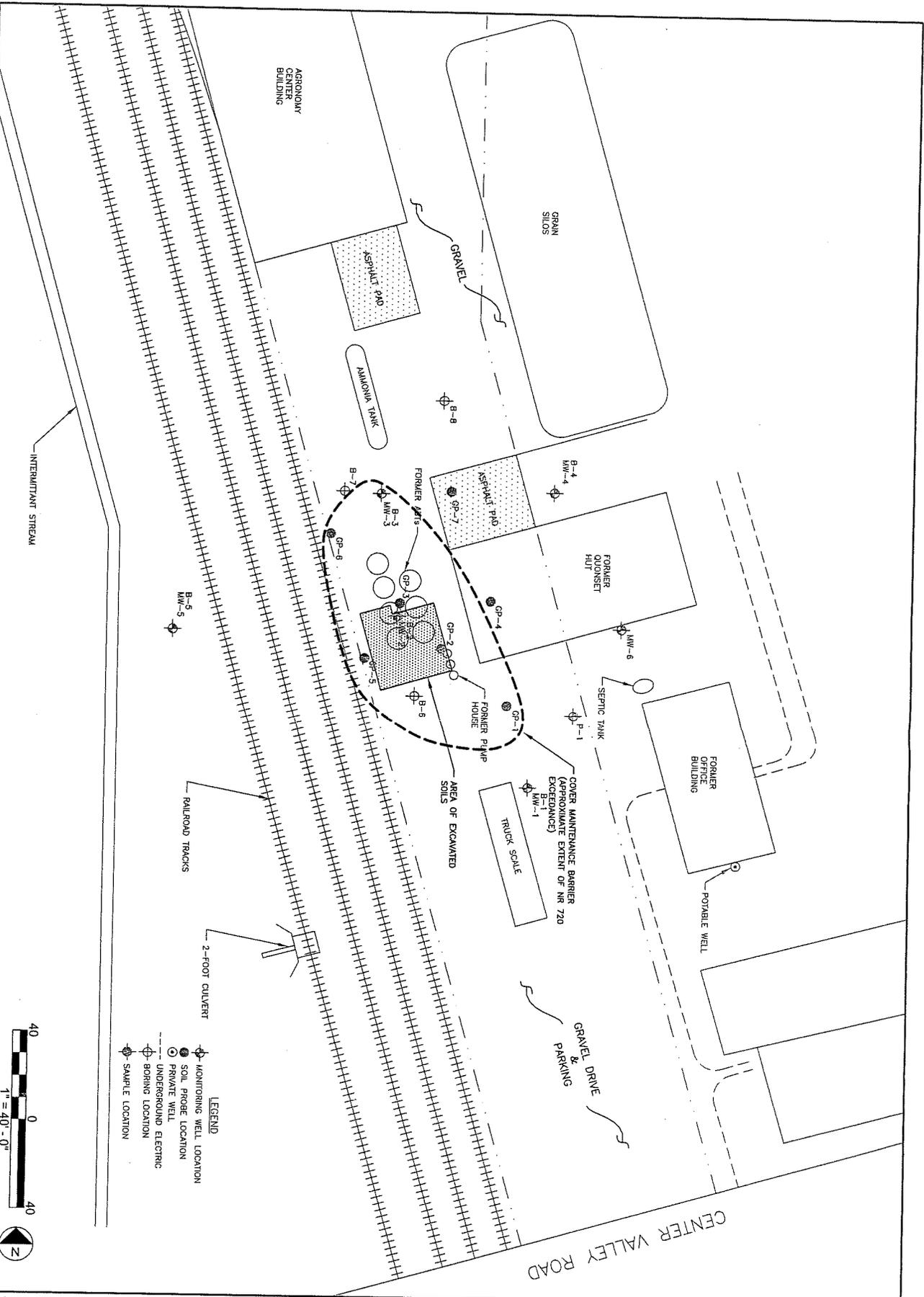
SCENIC VALLEY COOPERATIVE
Company

Cover / Barrier Maintenance Plan

Enclosures:

Exhibit A - Figure 101 - Cover Maintenance Plan

Exhibit B - Cover / Barrier Inspection Log



COVER MAINTENANCE PLAN
 SCENIC VALLEY COOPERATIVE
 W5394 CENTER VALLEY ROAD
 CENTER VALLEY, WISCONSIN

STS
 STS CONSULTANTS
 1035 Kepler Drive
 Green Bay, WI 54311
 920-468-1978
www.stsconsultants.com
 Copyright © 2008, by STS Consultants, LLC

Drawn:	JRL 03/27/2008
Checked:	MWM 03/27/2008
Approved:	VMK 03/27/2008
PROJECT NUMBER:	4-27987W
FIGURE NUMBER:	101



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Shawano Field Office
647 Lakeland Rd.
Shawano, Wisconsin 54166
Telephone 715-524-2183
FAX 715-524-3214
TTY Access via relay - 711

October 5, 2007

Mr. Dave Schoonover
Scenic Valley Coop
354 Morrow St.
PO Box 158
Seymour, WI 54165-0158

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
Former Scenic Valley Coop, W5394 Center Valley Rd., Black Creek, WI
WDNR BRRTS Activity # 02-45-219025, PECFA Claim # 54106-8205-94

Dear Schoonover:

On October 1, 2007, the Department's Northeast Region Closure Committee reviewed your request for closure of the case described above. The committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the petroleum contamination on the site from the former petroleum storage tanks appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources. If these wells need to remain for other cleanups at the site (e.g. ag chemicals), please indicate which wells need to remain for this purpose.

PURGE WATER AND WASTE SOIL PILE DISPOSAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

COVER MAINTENANCE PLAN

To close this site, the Department requires that the existing surface cover at the site must be maintained to minimize direct contact and/or for groundwater protection. The cover is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code. The maintenance plan should be submitted to the Department for review and approval and will be included on the GIS Registry

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715-526-4230.

Sincerely,



Tom Sturm
Hydrogeologist
Remediation & Redevelopment Program

cc: Leroy Peterson – Larsen Cooperative, 8290 CTH T, PO Box 37, Larsen, WI 54947
Mark Magee – STS Consultants, 1035 Kepler Dr., Green Bay, WI 54311
Beth Erdman – DCOMM (email)

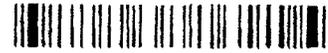
1667117

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

Recorded
JUNE 16, 2005 AT 01:04PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$13.00
Transfer Fee: \$1950.00



THIS DEED, made between Scenic Valley Cooperative, a Wisconsin cooperative association

(“Grantor,” whether one or more),
and Larsen Cooperative Co., a Wisconsin cooperative association

(“Grantee,” whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Outagamie County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

(See attached legal description)

Recording Area

Name and Return Address

MANSKE LAW OFFICE
300 Division Street
Oshkosh, WI 54901

1300
2

FA-1087197

040 013800

Parcel Identification Number (PIN)

This is not homestead property
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances.

Dated June 9, 2005 Scenic Valley Cooperative

(SEAL) BY: Deanna J. Frame (SEAL)
* Deanna J. Frame, Treasurer

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated on _____

STATE OF WISCONSIN)
) ss.
OUTAGAMIE COUNTY)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

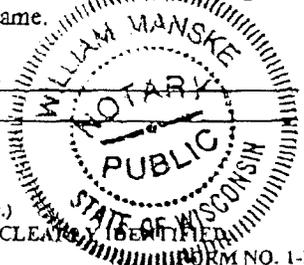
Personally came before me on June 9, 2005,
the above-named Deanna J. Frame, its Treasurer,

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Attorney William Manske
k _____

* William Manske
Notary Public, State of Wisconsin
My Commission is permanent.



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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003

* Type name below signatures.

Part of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 22 North, Range 17 East, in the Town of Center, Outagamie County, Wisconsin, described as: Commencing at the intersection of the East line of the right of way of the Wisconsin and Northern Railroad Company with the South line of the Southeast 1/4 of the Southeast 1/4, run thence East 5 rods; thence Northwesterly parallel with said Railroad right of way 9-1/2 rods which is the place of beginning; thence Northwesterly parallel with said right of way 8 rods; thence West parallel with the South line of said Southeast 1/4 of the Southeast 1/4, 5 rods; thence Southeasterly along said right of way to a point directly West of the place of beginning; thence East to the place of beginning.

AND

Part of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 22 North, Range 17 East in the Town of Center, Outagamie County, Wisconsin described as follows: Commencing at the Intersection of the East line of the right of way of the Soo Line Railroad with the South line of said Southeast 1/4; running thence Northwesterly along the East side of the said right of way 17-1/2 rods to the point of beginning; thence Northwesterly along the East side of said right of way, 253.7 feet to an iron pin; thence East along the fence line 83.5 feet to an iron pin; thence Southeasterly parallel with the East line of said right of way 250 feet to the Northeast corner of lot now owned by Elden Bruchs; thence West along the North line of lot now owned by said Elden Bruchs 82.5 feet to the point of beginning.

AND

A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 22 North, Range 17 East, Town of Center, Outagamie County, Wisconsin, more fully described as follows: Commencing at the intersection of the East line of the Milwaukee, St. Paul and Sault St. Marie Railroad right of way and the South line of said Southeast 1/4 of Southeast 1/4; thence East, along said South line, 113.0 feet to the Southeast corner of lands described in 230 of Deeds, page 197; thence North along the East line of said lands and at right angles with the South line of said Southeast 1/4 of Southeast 1/4, 156.75 feet; thence West, along the North line of said lands and parallel with the South line of said Southeast 1/4 of Southeast 1/4, 21.3 feet to the point of beginning; thence continuing West, parallel with the South line of said Southeast 1/4 Southeast 1/4, 52.2 feet to a point in the Easterly line of lands described in 221 of Deeds, page 184; thence Northwesterly along the Easterly line of said lands, 171.0 feet; thence East, parallel with the South line of said Southeast 1/4 of Southeast 1/4, 52.2 feet; thence Southeasterly 171.0 feet to the point of beginning.

AND

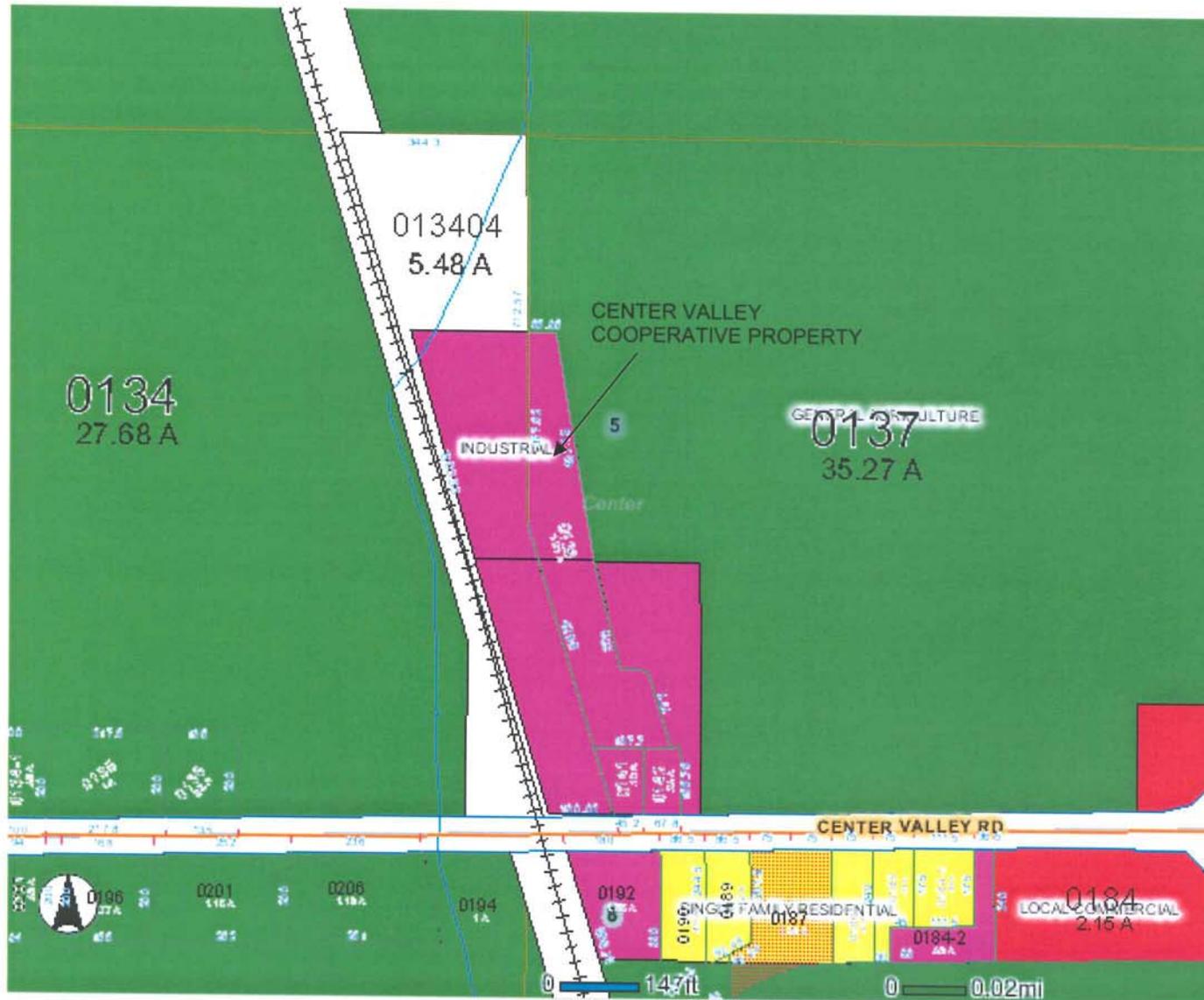
A parcel of land located in part of the Southeast 1/4, Southeast 1/4, Section 5, Township 22 North, Range 17 East, Town of Center, Outagamie County, Wisconsin, more fully described as follows: Commencing at the Southeast corner of said Section 5; thence S88°33'50"W, along the South line of the Southeast 1/4 of said Section 5, 1,317.61 feet to the Southwest corner Southeast 1/4, Southeast 1/4 of said Section 5; thence N0°48'25"W, along the West line of the Southeast 1/4, Southeast 1/4 of said Section 5, 564.01 feet to the West line of lands as described in Volume 221 of Deeds, page 246 extended Northwesterly and being the point of beginning; thence continuing N0°48'25"W, along the West line of said Southeast 1/4, Southeast 1/4, 377.52 feet; thence S89°03'25"E, 56.93 feet; thence S10°07'25"E 427.15 feet; thence S14°28'10"E, 200.80 feet to a point on the North line of lands as described in Volume 528 of Deeds, page 475; thence S88°33'50"W, along the Northerly line of said described lands, 19.00 feet to a point on the East line of lands as described in Volume 221 of Deeds, page 246; thence N17°23'00"W, along the Easterly line of said described lands, 204.73 feet to the Northeast corner of said described lands; thence N89°03'25"W, along the Northerly line of said described lands, 83.55 feet to the Northwest corner of said described lands; thence N17°23'00"W, along the Westerly line of said described lands extended Northwesterly, 44.10 feet to the point of beginning.

Tax Key No. 040 013800

V RR 185 & 1768-33

Former Scenic Valley Cooperative Zoning Map

W 5397 Center Valley Road
Town Of Center
Outagamie County



Source: Outagamie County GIS Web Server

STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s.NR 726.05(3)f of the Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge the legal description that is attached for the former Scenic Valley Cooperative property located at 5394 Center Valley Road, Center Valley, Wisconsin, includes the area of impacted groundwater depicted on Figure 5 of this submittal.

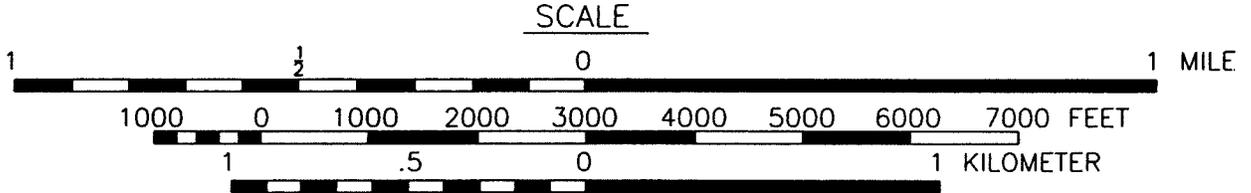
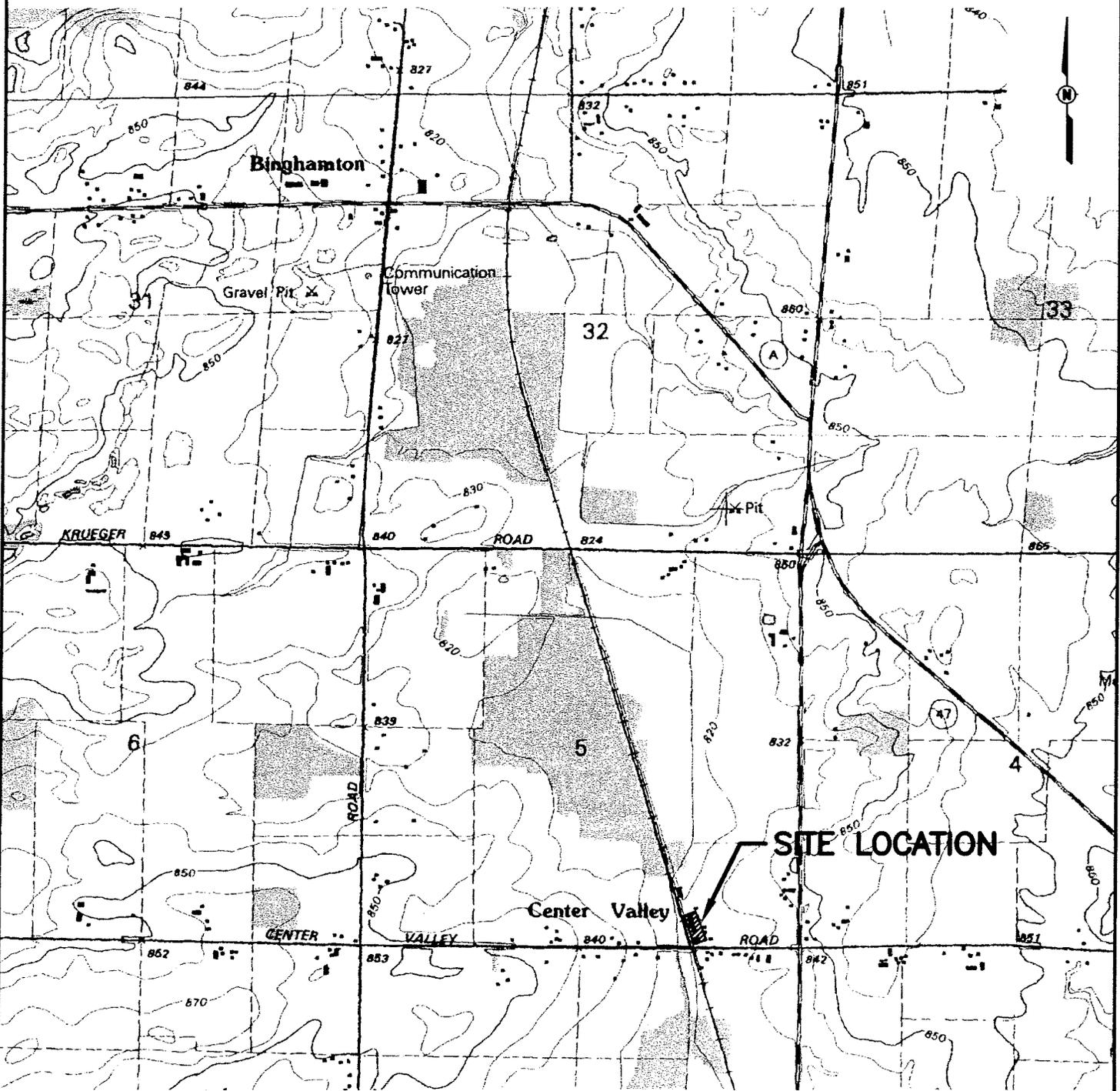
x David Stehmann 8-23-07
(Signature) (Date)

DAVID STEHMAN
(Name)

GENERAL MANAGER
(Title)

SCENIC VALLEY COOPERATIVE
(Company)

MAP SOURCE: BLACK CREEK, WISCONSIN 7.5-MINUTE U.S.G.S. QUADRANGLE DATED 1992.



X:\PROJECTS\427987W\dwg\G427987W_001_SITELOC.dwg, 8.5 x 11, 8/28/2006 10:07:03 AM, lemmons

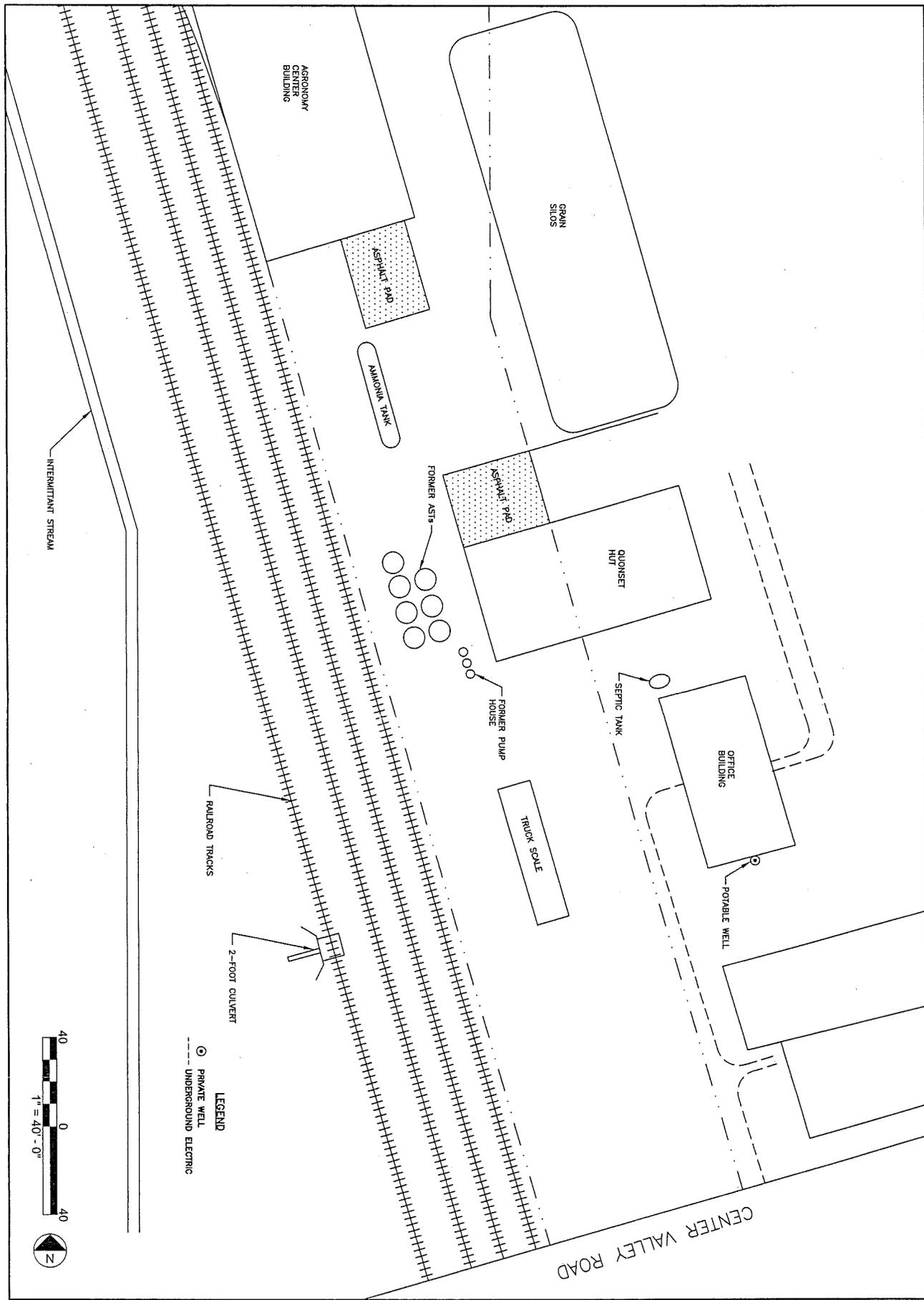


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SITE LOCATION MAP

**SCENIC VALLEY COOPERATIVE
 W5394 CENTER VALLEY ROAD
 CENTER VALLEY, WISCONSIN**

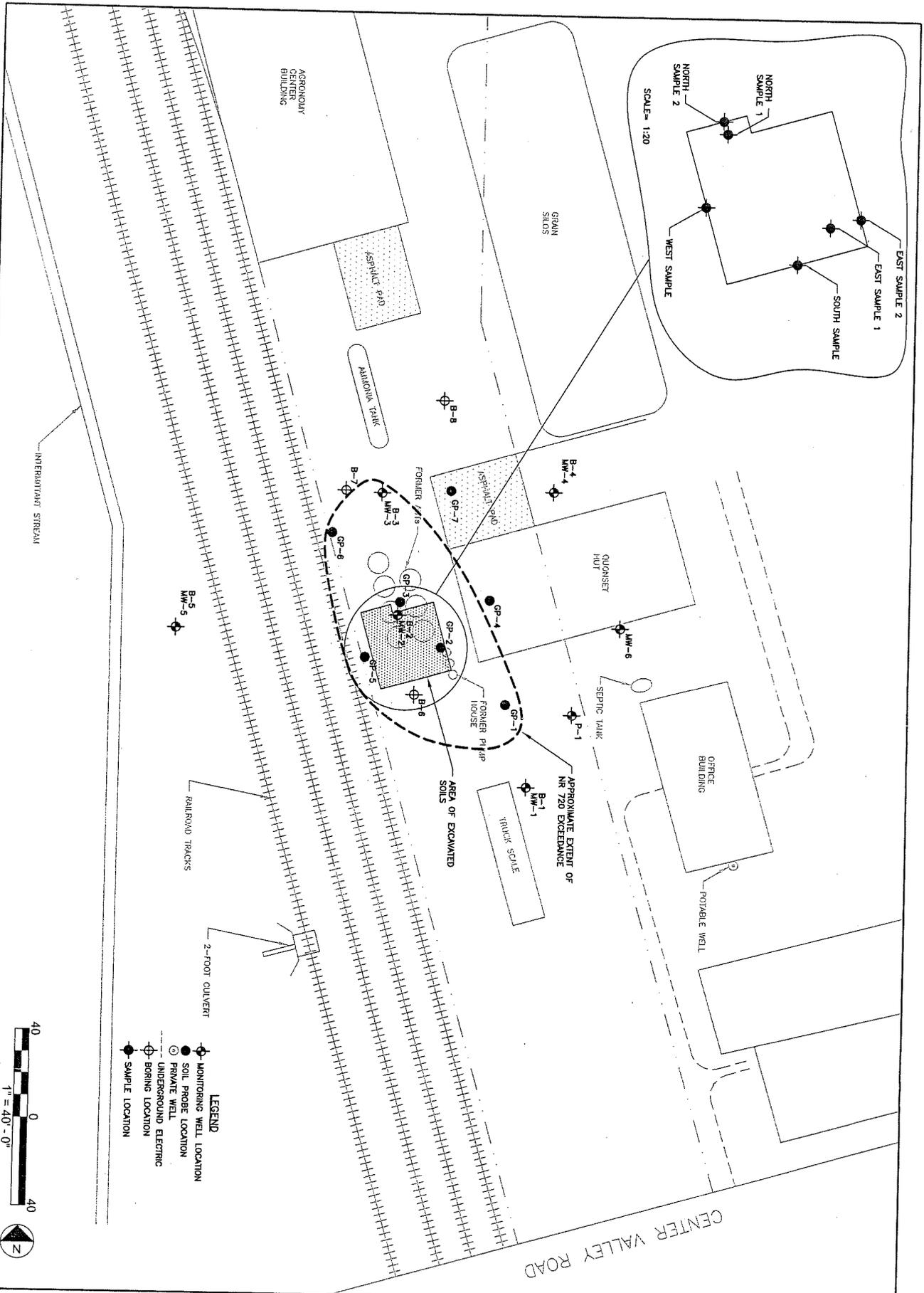
Drawn :	JRL 08/24/2006
Checked:	MWM 08/24/2006
Approved:	VMK 08/24/2006
PROJECT NUMBER	4-27987W
FIGURE NUMBER	1



SITE MAP
SCENIC VALLEY COOPERATIVE
W5394 CENTER VALLEY ROAD
CENTER VALLEY, WISCONSIN

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Approved:	VAK	08/24/20
PROJECT NUMBER	4-27987W	
FOURIE NUMBER	2	



LEGEND

- ⊕ MONITORING WELL LOCATION
- SOIL PROBE LOCATION
- ⊙ PRIVATE WELL
- ⊖ UNDERGROUND ELECTRIC
- ⊖ BORING LOCATION
- ⊖ SAMPLE LOCATION

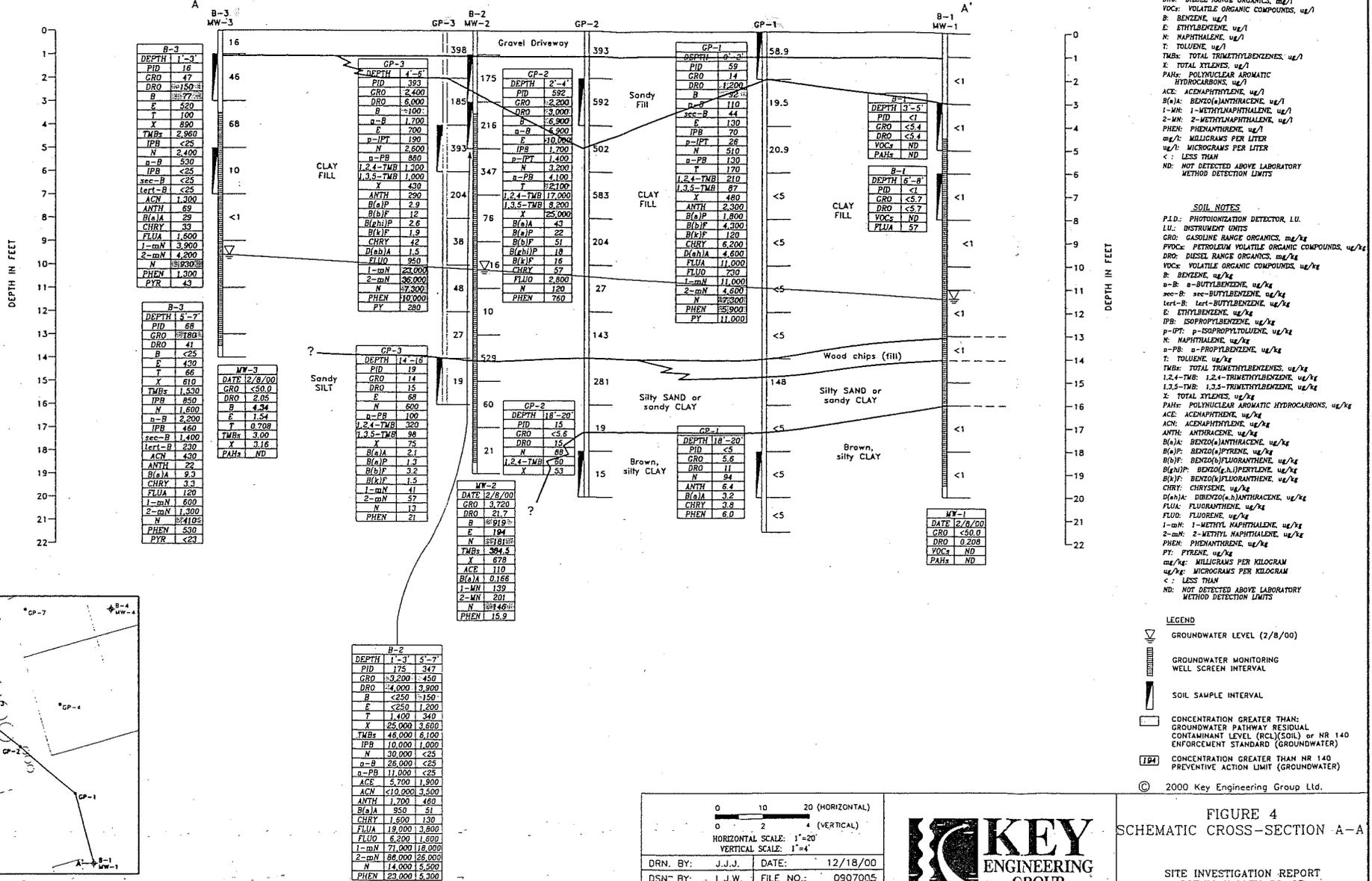


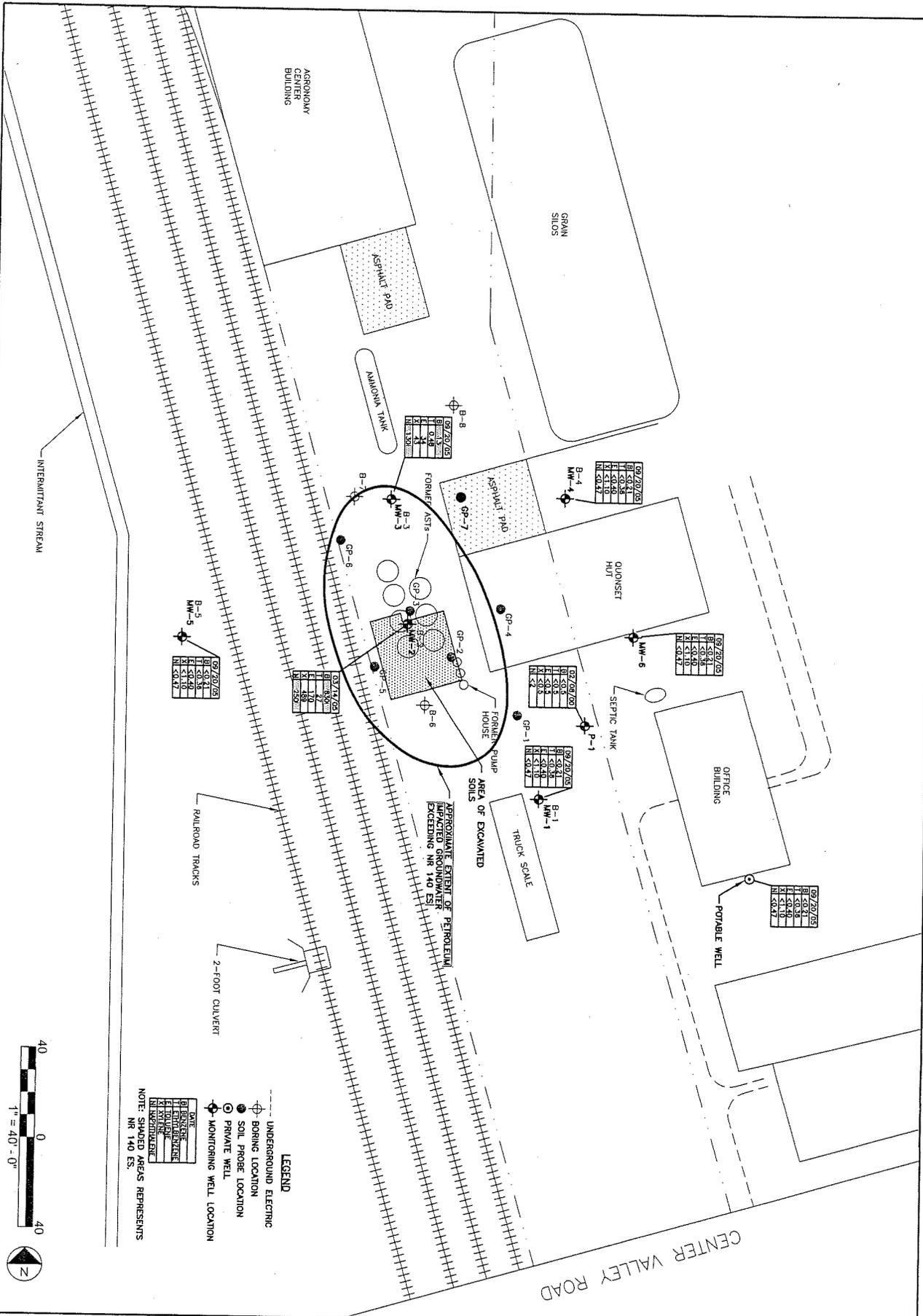
**SOIL EXCAVATION AND SAMPLING LOCATIONS
SCENIC VALLEY COOPERATIVE
W5394 CENTER VALLEY ROAD
CENTER VALLEY, WISCONSIN**

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Approved:	VAK	08/25/2006
PROJECT NUMBER	4-27987W	
FIGURE NUMBER	4	

SCHMATIC-CROSS SECTION A-A'

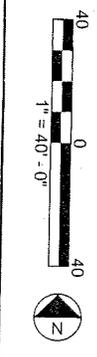




LEGEND

- UNDERGROUND ELECTRIC
- ⊕ BORING LOCATION
- ⊙ SOIL PROBE LOCATION
- PRIVATE WELL
- ⊕ MONITORING WELL LOCATION

NOTE: SHADED AREAS REPRESENTS NR 140 ES



Drawn: JRL 08/25/2006
 Checked: MM 08/25/2006
 Approved: VMK 08/25/2006

PROJECT NUMBER: 4-27987W
 PAGE NUMBER: 5

**APPROXIMATE EXTENT OF PETROLEUM IMPACT IN GROUNDWATER
 SCENIC VALLEY COOPERATIVE
 W5394 CENTER VALLEY ROAD
 CENTER VALLEY, WISCONSIN**

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TABLE 3

SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - POLYCYCLIC AROMATIC HYDROCARBONS

SITE INVESTIGATION REPORT

SCENIC VALLEY CO-OP
W5304 Center Valley Road
Center Valley, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION												RCL ¹		
	GP-1		GP-2		GP-3		GP-4		GP-5		GP-6		DIRECT CONTACT PATHWAY		GROUNDWATER
	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	Non-Industrial	Industrial	PATHWAY
Date Sampled	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99			
Depth (feet bgs)	0-2	18-20	2-4	18-20	4-6	14-16	2-4	14-16	6-8	14-16	0-2	10-12			
PID (i.u.)	<5	59	592	15	343	19	62	<5	131	6	345	<5			
PAHs (µg/kg)															
Acenaphthene	<4,200	<110	<110	<110	<110	<110	<100	<110	<110	<110	140	<110	900,000	60,000,000	38,000
Acenaphthylene															
Anthracene	2,300	6.4	<0.55	<0.55	290	<0.55	<0.50	<0.55	5.5	<0.55	77	<0.55	18,000	360,000	700
Benzo(a)anthracene	<21	3.2	43	<0.55	<0.55	2.1	10	<0.55	<0.55	<0.55	20	<0.55	5,000,000	300,000,000	3,000,000
Benzo(a)pyrene	1,800	<1.1	22	<1.1	2.9	1.3	9.5	<1.1	<1.1	<1.1	2.4	<1.1	88	3,900	17,000
Benzo(b)fluoranthene	4,300	<1.1	51	<1.1	12	3.2	20	<1.1	<1.1	<1.1	7.8	<1.1	8.8	390	48,000
Benzo(ghi)perylene	<84	<2.2	18	<2.2	2.6	<2.2	<2.0	<2.2	<2.2	<2.2	4.9	<2.2	88	3,900	360,000
Benzo(k)fluoranthene	120	<0.55	18	<0.55	1.9	1.5	2.4	<0.55	<0.55	<0.55	<0.55	<0.55	1,800	39,000	6,800,000
Chrysenes	6,200	3.8	57	<2.2	42	<2.2	21	<2.2	<2.2	<2.2	<2.2	<2.2	880	39,000	870,000
Dibenzo(ah)anthracene	4,600	<1.1	<1.1	<1.1	1.5	<1.1	32	<1.1	<1.1	<1.1	<1.1	<1.1	8,800	390,000	37,000
Fluoranthene	11,000	<55	<55	<55	<55	<55	<50	<55	<55	<55	<55	<55	8.8	390	38,000
Fluorene	730	<5.5	2,800	<5.5	950	<5.5	170	<5.5	<5.5	<5.5	220	<5.5	600,000	40,000,000	500,000
Indeno(1,2,3-cd)pyrene	<840	<22	<22	<22	<22	<22	<20	<22	<22	<22	<22	<22	600,000	40,000,000	100,000
1-Methyl naphthalene	11,000	<55	<55	<55	23,000	41	<50	<55	120	<55	3,100	<55	88	3,900	680,000
2-Methyl naphthalene	4,600	<55	<55	<55	36,000	57	<50	<55	200	<55	49,000	<55	1,100,000	70,000,000	23,000
Naphthalene	7,300	<5.5	120	<5.5	7,300	13	160	<5.5	110	18	890	<5.5	600,000	40,000,000	20,000
Phenanthrene	5,900	6.0	760	<5.5	10,000	21	70	<5.5	22	<5.5	1,300	<5.5	20,000	110,000	400
Pyrene	11,000	<22	<22	<22	280	<22	<20	<22	<22	<22	64	<22	18,000	390,000	1,800
													500,000	30,000,000	8,700,000

Notes:

- Bold concentrations exceed non-industrial direct contact RCL
- Shaded concentrations exceed groundwater pathway RCL
- 1 - Wisconsin Department of Natural Resources interim guidance
- bgs - below ground surface
- i.u. - instrument units
- NA - not analyzed
- PAH - polynuclear aromatic hydrocarbons
- PID - photolionization detector
- RCL - residual contaminant level
- µg/kg - micrograms per kilogram

TABLE 3 (CONTINUED)
 SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - POLYCYCLIC AROMATIC HYDROCARBONS

SITE INVESTIGATION REPORT

SCENIC VALLEY CO-OP
 W6394 Center Valley Road
 Center Valley, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION											RCL ¹		
	GP-7		B-1		B-2		B-3		B-4		B-5	DIRECT CONTACT PATHWAY		GROUNDWATER PATHWAY
	8/3/99	8/3/99	1/4/00	1/4/00	1/4/00	1/4/00	1/4/00	1/4/00	2/7/00	2/7/00	2/7/00	Non-Industrial	Industrial	
Date Sampled	2-4	12-14	3-5	6-8	1-3	5-7	1-3	5-7	3-5	7-9	4-6			
Depth (feet bgs)	245	<5	<1	<1	175	347	16	68						
PID (i.u.)														
PAHs (µg/kg)														
Acenaphthene	<1,100	<120	<110	<110	5,700	1,900	<130	<120	<111	<115	<115			
Acenaphthylene			<220	<230	<10,000	3,500	1,300	430	<223	<229	<230	900,000	60,000,000	38,000
Anthracene	<5.5	<0.60	<0.54	<0.57	1,700	460	69	22	<0.557	<0.573	<0.574	18,000	380,000	700
Benzo(a)anthracene	210	<0.60	<0.54	<0.57	950	51	29	9.3	2.11	<0.573	<0.574	5,000,000	300,000,000	3,000,000
Benzo(a)pyrene	<11	<1.2	<1.1	<1.1	<52	<11	<1.3	<1.2	19.5	<1.15	<1.15	88	3,900	17,000
Benzo(b)fluoranthene	160	<1.2	<1.1	<1.1	<52	<11	<1.3	<1.2	29.2	<1.15	<1.15	8.8	390	48,000
Benzo(ghi)perylene	<22	<2.4	<2.2	<2.3	<100	<23	<2.5	<2.3	31.2	<2.29	<2.30	88	3,900	360,000
Benzo(k)fluoranthene	<5.5	<0.60	<0.54	<0.57	<26	<5.7	<0.63	<0.58	2.37	<0.573	<0.574	1,800	39,000	6,800,000
Chrysene	310	<2.4	<2.2	<2.3	1,600	130	33	3.3	31.4	<2.29	<2.30	880	39,000	870,000
Dibenzo(ah)anthracene	<11	<1.2	<1.1	<1.1	<52	<11	<1.3	<1.2	<1.11	<1.15	<1.15	8,800	390,000	37,000
Fluoranthene	3,600	<60	<54	57	19,000	3,800	1,600	120	<55.7	<57.3	<57.4	8.8	390	38,000
Fluorene	20,000	<6.0	<5.4	<5.7	6,200	1,600	<6.3	<5.8	<5.57	<5.73	<5.74	600,000	40,000,000	500,000
Indeno(1,2,3-cd)pyrene	<220	<24	<5.4	<5.1	<1,000	<230	<25	<23	33.6	<22.9	<23.0	600,000	40,000,000	100,000
1-Methyl naphthalene	<550	<60	<54	<57	71,000	18,000	3,900	600	<55.7	<57.3	<57.4	88	3,900	680,000
2-Methyl naphthalene	<550	<60	<54	<57	86,000	26,000	4,200	1,300	<55.7	<57.3	<57.4	1,100,000	70,000,000	23,000
Naphthalene	220	<6.0	<5.4	<5.7	14,000	5,500	930	410	10.3	<5.73	<5.74	600,000	40,000,000	20,000
Phenanthrene	3,700	<6.0	<5.4	<5.7	23,000	5,300	1,300	530	<5.57	<5.73	<5.74	20,000	110,000	400
Pyrene	<220	<24	<22	<23	<1,000	<230	43	<23	<22.3	<22.9	<23.0	18,000	390,000	1,800
												500,000	30,000,000	8,700,000

Notes:

- Bold concentrations exceed non-industrial direct contact RCL
- Shaded concentrations exceed groundwater pathway RCL
- 1 - Wisconsin Department of Natural Resources Interim guidance
- bgs - below ground surface
- i.u. - instrument units
- NA - not analyzed
- PAH - polynuclear aromatic hydrocarbons
- PID - photoionization detector
- RCL - residual contaminant level
- µg/kg - micrograms per kilogram

Table 2
Post Remedial Soil Analytical Results
Scenic Valley Cooperative
W5394 Center Valley Road
Center Valley, Wisconsin

	Sample No. Sample Date	East Side Wall		West	North Side Wall		South	NR 720 RCL Groundwater Pathway	NR 746 - Values	
		No.1 12/11/03	No.2 12/11/03	Side Wall 12/11/03	No.1 12/11/03	No.2 12/11/03	Side Wall 12/11/03		Table 1 Soil Screening	Table 2 Direct Contact
PID		310	350	280	165	113	240			
PVOCs										
Benzene	(µg/kg)	NA	1,400	<500	NA	<310	860	5.5	8,500	1,100
Ethylbenzene	(µg/kg)	NA	3,900	1,900	NA	2,900	5,700	2,900	4,600	--
MTBE	(µg/kg)	NA	<200	<500	NA	<310	<310	--	--	--
Toluene	(µg/kg)	NA	710	<500	NA	560	880	1,500	38,000	--
1,2,4-Trimethylbenzene	(µg/kg)	NA	19,000	47,000	NA	28,000	38,000	--	94,000	--
1,3,5-Trimethylbenzene	(µg/kg)	NA	7,600	18,000	NA	13,000	14,000	--	94,000	--
Xylenes	(µg/kg)	NA	14,830	10,630	NA	14,000	27,100	4,100	42,000	--

Notes:

RCL = Residual Contaminant Level

100

Exceeds Table 2 - Direct Contact Values

NA = Not Analyzed

Soil samples were collected from the base of the excavation (approximately 4 feet below ground surface)

TABLE 2
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS

SITE INVESTIGATION REPORT

SCENIC VALLEY CO-OP
W5304 Center Valley Road
Center Valley, Wisconsin

PARAMETERS	SAMPLE IDENTIFICATION														NR 746 SCREENING VALUES		NR 720 RCL GROUNDWATER PATHWAY
	GP-1		GP-2		GP-3		GP-4		GP-5		GP-6		TABLE 1 (1)	TABLE 2 (2)			
	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99					
Date Sampled	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99	8/3/99				
Depth (feet bgs)	0-2	18-20	2-4	18-20	4-6	14-18	2-4	14-18	2-4	6-8	14-18	0-2	10-12				
PID (l.u.)	<5	59	592	15	343	19	62	<5	130	131	6	345	<5				
DRO (mg/kg)	1,200	11	3,000	15	6,000	15	110	11	100	21	16	5,800	<5.7				
GRO (mg/kg)	14	5.8	2,200	<5.6	2,400	14	20	<5.6	5,400	27	6.6	1,100	<5.6				
VOCs (µg/kg)																	
Benzene	92	<25	6,900	<25	100	<25	<25	<25	1,400	<25	200	300	<25			100	
Ethylbenzene	130	<25	10,000	<25	700	68	28	<25	8,500	520	120	5,100	<25	8,500	1,100	5.5	
Toluene	170	<25	2,100	<25	<25	<25	<25	<25	<500	77	<25	510	<25	4,600		2,900	
Xylenes	480	<25	25,000	53	430	75	81	<25	24,000	1,500	420	2,700	<25	38,000		1,500	
MTBE	<25	<25	<250	<25	<25	<25	<25	<25	<500	<25	<25	2,700	<25	42,000		4,100	
Isopropylbenzene	70	<25	1,700	<25	<25	<25	<25	<25	15,000	560	340	45,000	320				
Naphthalene	510	94	3,200	88	2,600	600	530	<25	21,000	590	<25	12,000	<25				
n-Butylbenzene	110	<25	5,900	<25	1,700	<25	<25	<25	8,900	260	40	6,300	<25				
n-Propylbenzene	130	<25	4,100	<25	880	100	<25	<25	<500	<25	<25	<250	<25				
p-Isopropyltoluene	26	<25	1,400	<25	190	<25	<25	<25	<500	<25	<25	<250	<25				
sec-Butylbenzene	44	<25	<250	<25	<25	<25	<25	<25	<500	<25	<25	<250	<25				
tert-Butylbenzene	<25	<25	<250	<25	<25	<25	<25	<25	<500	<25	<25	<250	<25				
1,2,4-TMB	210	<25	17,000	60	1,300	320	89	<25	33,000	1,300	280	15,000	<25				
1,3,5-TMB	87	<25	8,200	<25	1,000	98	56	<25	16,000	530	110	6,700	<25	11,000			

Notes:

Shaded concentrations exceed NR 746.06 or NR 720 RCLs

(1) - NR 746.06 - Table 1 - Indicators of Residual Petroleum Product in Soil Pores

(2) - NR 746.06 - Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil

--- - no standard established

bgs - below ground surface

DRO - diesel range organics

GRO - gasoline range organics

l.u. - instrument units

mg/kg - milligrams per kilogram

MTBE - methyl tert-butyl ether

PID - photoionization detector

RCL - residual contaminant level

TMB - trimethylbenzene

µg/kg - micrograms per kilogram

VOCs - volatile organic compounds

Table 4
 Summary of Groundwater Analytical Results
 Scenic Valley Cooperative
 W5394 Center Valley Road
 Center Valley, Wisconsin

PARAMETER	Units	MW-1							MW-2							MW-3							NR 140		
		2/8/00	6/8/00	6/8/00 (1)	3/10/04	9/8/04	3/14/05	9/20/05	2/8/00	6/8/00	10/31/00	3/10/04	9/8/04	3/14/05	9/20/05	2/8/00	6/8/00	10/31/00	3/10/04	9/8/04	3/14/05	9/20/05	ES	PAL	
Gasoline Range Organics	(µg/l)	<50.0	NA	NA	NA	NA	NA	NA	3.72	NA	NA	NA	NA	NA	NA	<50.0	NA	NA	Damaged Well	NA	NA	NA	NE	NE	
Diesel Range Organics	(mg/l)	0.208	NA	NA	NA	NA	NA	NA	21.7	NA	NA	NA	NA	NA	NA	2.05	NA	NA	Well	NA	NA	NA	NE	NE	
Detected PVOCs or VOCs																									
Benzene	(µg/l)	<0.50	<0.50	<0.50	<0.14	<0.14	<0.14	<0.21	919	467 (2)	530	830	FP	830	FP	4.34	13.6 (2)	9.4	NA	16	15	13	5	0.5	
1,2-Dichloroethane	(µg/l)	<0.50	NA	NA	NA	NA	NA	NA	<25.0	NA	NA	NA	FP	NA	FP	<0.50	NA	NA	NA	NA	NA	NA	5	0.5	
Ethylbenzene	(µg/l)	<0.50	<0.50	<0.50	<0.40	<0.40	<0.40	<0.40	194	175	190	170	FP	170	FP	1.5	18.9	14	NA	38	33	34	700	140	
Naphthalene	(µg/l)	<2.0	NA	NA	<0.47	<0.47	<0.47	<0.47	181	NA	NA	220	FP	250	FP	<2.0	NA	NA	NA	110	100	130	100	10	
Toluene	(µg/l)	<0.50	<0.50	<0.50	<0.36	<0.36	<0.36	<0.36	<25.0	27.7 (2)	60 J	27	FP	27	FP	0.71	<0.50	0.57 J	NA	0.49	<0.36	0.48	1,000	200	
Trimethylbenzenes	(µg/l)	<2.0	<2.0	<2.0	<0.79	<0.79	<0.79	<0.79	385	381	420	349	FP	373	FP	3	21.1	15	NA	53	37	42.8	480	96	
Xylenes	(µg/l)	<0.50	<0.50	<0.50	<1.10	<1.10	<1.10	<1.10	678	518	420	458.8	FP	489.1	FP	3.2	8.4	4.8 J	NA	15.9	10.4	12.5	10,000	1,000	
Detected PAHs																									
Acenaphthylene	(µg/l)	<4.0	NA	NA	NA	NA	NA	NA	110	NA	NA	NA	NA	NA	NA	<4.0	NA	NA	NA	NA	NA	NA	NA	NE	NE
Benzo(a)anthracene	(µg/l)	<0.01	NA	NA	NA	NA	NA	NA	0.166	NA	NA	NA	NA	NA	NA	<0.01	NA	NA	NA	NA	NA	NA	NA	NE	NE
1-Methylnaphthalene	(µg/l)	<3.0	NA	NA	NA	NA	NA	NA	139	NA	NA	NA	NA	NA	NA	<3.0	NA	NA	NA	NA	NA	NA	NA	NE	NE
2-Methylnaphthalene	(µg/l)	<3.0	NA	NA	NA	NA	NA	NA	201	NA	NA	NA	NA	NA	NA	<3.0	NA	NA	NA	NA	NA	NA	NA	NE	NE
Naphthalene	(µg/l)	<3.0	NA	NA	NA	NA	NA	NA	146	NA	NA	NA	NA	NA	NA	<3.0	NA	NA	NA	NA	NA	NA	NA	NE	NE
Phenanthrene	(µg/l)	<0.30	NA	NA	NA	NA	NA	NA	15.9	NA	NA	NA	NA	NA	NA	<0.30	NA	NA	NA	NA	NA	NA	NA	40	8
																							NE	NE	

Notes:
Bold concentrations exceed NR 140 ES
Italics concentrations exceed NR 140 PAL
 FP represents free product
 (1) Duplicate sample
 (2) Benzene and toluene were detected in the trip blank during the June 8, 2000 sampling event
 ES = NR 140 Enforcement Standard
 PAL = NR 140 Preventive Action Limit
 J = Analyte between the limit of detection and limit of quantitation
 mg/l = milligrams per liter
 µg/l = micrograms per liter
 NA = Not analyzed
 NE = Not established limit
 PAHs = Polynuclear aromatic hydrocarbons
 VOCs = Volatile organic compounds

Table 4
 Summary of Groundwater Analytical Results
 Scenic Valley Cooperative
 W5394 Center Valley Road
 Center Valley, Wisconsin

PARAMETER	Units	MW-4							MW-5							MW-6					P-1		Potable Onsite Well		NR 140		
		2/8/00	6/8/00	10/31/00	3/10/04	9/8/04	3/14/05	9/20/05	2/8/00	6/8/00	10/31/00	3/10/04	9/8/04	3/14/05	9/20/05	10/31/00	3/10/04	9/8/04	3/14/05	9/20/05	2/8/00	12/8/04	9/20/05	ES	PAL		
Gasoline Range Organics	(µg/l)	<50.0	NA	NA	NA	NA	NA	NA	<50.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NE	NE	
Diesel Range Organics	(mg/l)	0.38	NA	NA	NA	NA	NA	NA	0.44	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NE	NE		
Detected PVOCs or VOCs																											
Benzene	(µg/l)	33.9	<0.50	<0.39	<0.14	<0.14	<0.14	<0.21	<i>7.01</i>	<0.50	<0.39	<0.14	<0.14	<0.14	<0.21	<0.39	<0.14	<0.14	<0.14	<0.21	<0.5	<0.14	<0.21	5	0.5		
1,2-Dichloroethane	(µg/l)	2	NA	NA	NA	NA	NA	NA	6.09	NA	NA	NA	NA	NA	NA	<0.35	NA	NA	NA	NA	<0.5	NA	NA	5	0.5		
Ethylbenzene	(µg/l)	1.3	<0.50	<0.4	<0.40	<0.40	<0.40	<0.40	<0.50	<0.50	<0.4	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.5	<0.4	<0.40	700	140		
Naphthalene	(µg/l)	<2	NA	NA	<0.47	<0.47	<0.47	<0.47	<2.0	NA	NA	<0.47	<0.47	<0.47	<0.47	<0.53	<0.47	<0.47	<0.47	<0.47	<2.0	<0.47	<0.47	100	10		
Toluene	(µg/l)	<0.50	<0.50	<0.3	<0.36	<0.36	<0.36	<0.36	<0.50	<0.50	<0.37	<0.36	<0.36	<0.36	<0.36	<0.37	<0.36	<0.36	<0.36	<0.36	<0.5	<0.36	<0.36	1,000	200		
Trimethylbenzenes	(µg/l)	<2	2.16	<1.03	<0.79	<0.79	<0.79	<0.79	<2.0	<2.0	<1.03	<0.79	<0.79	<0.79	<0.79	<1.03	<0.79	<0.79	<0.79	<0.79	<2.0	<0.79	<0.79	480	96		
Xylenes	(µg/l)	3.1	<0.50	<1.4	<1.10	<1.10	<1.10	<1.10	<0.50	0.724	<1.4	<1.10	<1.10	<1.10	<1.10	<1.43	<1.1	<1.10	<1.10	<0.5	<1.1	<1.10	<1.10	10,000	1,000		
Detected PAHs																											
Acenaphthylene	(µg/l)	<4.00	NA	NA	NA	NA	NA	NA	<4.0	NA	NA	NA	NA	NA	NA	<1.0	NA	NA	NA	NA	NA	NA	NA	NA	NE	NE	
Benzo(a)anthracene	(µg/l)	<0.01	NA	NA	NA	NA	NA	NA	<0.01	NA	NA	NA	NA	NA	NA	<0.074	NA	NA	NA	NA	NA	NA	NA	NA	NE	NE	
1-Methylnaphthalene	(µg/l)	<3.0	NA	NA	NA	NA	NA	NA	<3.0	NA	NA	NA	NA	NA	NA	<0.2	NA	NA	NA	NA	NA	NA	NA	NA	NE	NE	
2-Methylnaphthalene	(µg/l)	<3.0	NA	NA	NA	NA	NA	NA	<3.0	NA	NA	NA	NA	NA	NA	<0.21	NA	NA	NA	NA	NA	NA	NA	NA	NE	NE	
Naphthalene	(µg/l)	<3.0	NA	NA	NA	NA	NA	NA	<3.0	NA	NA	NA	NA	NA	NA	<0.2	NA	NA	NA	NA	NA	NA	NA	NA	NE	NE	
Phenanthrene	(µg/l)	<0.30	NA	NA	NA	NA	NA	NA	<0.30	NA	NA	NA	NA	NA	NA	<0.22	NA	NA	NA	NA	NA	NA	NA	NA	40	8	

Notes:
Bold concentrations exceed NR 140 E
Italics concentrations exceed NR 140 F
 FP represents free product
 (1) Duplicate sample
 (2) Benzene and toluene were detected
 ES = NR 140 Enforcement Standard
 PAL = NR 140 Preventive Action Limit
 J = Analyte between the limit of detection
 mg/l = milligrams per liter
 µg/l = micrograms per liter
 NA = Not analyzed
 NE = Not established limit
 PAHs = Polynuclear aromatic hydrocarbon
 VOCs = Volatile organic compounds

Table 1`
 Summary of Groundwater Elevation Data
 Scenic Valley Cooperative
 W5394 Center Valley Road
 Center Valley, Wisconsin

Well ID	Date	Elevation (feet)		Depth to Water TPVC (feet)	Depth to Product TPVC (feet)	Product Thickness (feet)	Groundwater Elevation (feet)	DO (mg/l)	Iron (mg/l)
		Top of PVC	Ground Surface						
MW-1	02/07/00	96.82	97.0	11.48	11.48	0	85.34	NA	NA
	02/08/00			11.38	11.38	0	85.44	NA	NA
	06/08/00			7.43	7.43	0	89.39	NA	NA
	03/04/04	96.63		6.77	6.77	0	89.86	<1	0.2
	09/08/04			8.38	8.38	0	88.25	<1	1.5
	03/14/05			8.61	8.61	0	88.02	<1	0.1
	09/20/05			10.04	10.04	0	86.59	<1	0.4
MW-2	02/07/00	95.85	96.3	10.35	10.35	0	85.50	NA	NA
	02/08/00			10.18	10.18	0	85.67	NA	NA
	06/08/00			9.76	9.76	0	86.09	NA	NA
	03/04/04	95.87		6.92	6.92	0	88.95	<1	>10
	09/08/04			8.47	8.12	0.35	87.66	<1	>10
	03/14/05			7.70	7.70	0	88.17	<1	>10
	09/20/05			9.28	9.20	0.08	86.65	NA	NA
MW-3	02/07/00	95.59	95.8	9.63	9.63	0	85.96	NA	NA
	02/08/00			9.63	9.63	0	85.96	NA	NA
	06/08/00			6.39	6.39	0	89.20	NA	NA
	03/04/04	95.12	(Damaged) (Restored for groundwater analytical sampling only)	---	---	---	---	NA	NA
	09/08/04			---	---	---	---	<1	>10
	03/14/05			---	---	---	---	<1	>10
	09/20/05			---	---	---	---	<1	>10
MW-4	02/07/00	97.73	98.2	12.32	12.32	0	85.41	NA	NA
	02/08/00			10.28	10.28	0	87.45	NA	NA
	06/08/00			10.44	10.44	0	87.29	NA	NA
	03/04/04	97.65		9.06	9.06	0	88.59	<1	0.2
	09/08/04			9.96	9.96	0	87.69	<1	0.1
	03/14/05			10.29	10.29	0	87.36	<1	0.1
	09/20/05			10.77	10.77	0	86.88	<1	0.6
MW-5	02/08/00	97.05	94.1	11.39	11.39	0	85.66	NA	NA
	06/08/00			8.32	8.32	0	88.73	NA	NA
	03/04/04	97.05		8.18	8.18	0	88.87	1	0.1
	09/08/04			10.66	10.66	0	86.39	1	0.1
	03/14/05			9.68	9.68	0	87.37	<1	0
	09/20/05			11.68	11.68	0	85.37	<1	0
MW-6	03/04/04	97.18	97.6	7.54	7.54	0	89.64	3	0
	09/08/04			9.06	9.06	0	88.12	2	0.1
	03/14/05			9.32	9.32	0	87.86	<1	0.1
	09/20/05			10.67	10.67	0	86.51	2	0.1

August 28, 2007

Mr. Leroy Peterson
Larsen Cooperative
8290 County Highway T
P.O. Box 37
Larson, Wisconsin 54947

Re: Notification of Residual Petroleum Impacts in Soil and Groundwater , Former Scenic Valley Cooperative, 5394 Center Valley Road, Center Valley, Wisconsin -- WDNR BRRTS No. 02-45-219025 -- STS Project No. 4-27987W

On behalf of Scenic Valley Cooperative (SVC) STS is providing you with information regarding regulatory case closure for the SVC site at 5394 Center Valley Road in Center Valley, Wisconsin. STS has prepared a Case Closure Request for submittal to the WDNR (a copy is enclosed with this letter). Closure means the WDNR will not be requiring further investigation or cleanup actions, other than natural attenuation, at this site.

As you are aware, historical petroleum bulk storage activities on the site resulted in subsurface impacts on the site. Remedial action has addressed the soil and groundwater impacts such that there is no exposure threat to the human health or the environment. However, residual petroleum impacts continue to remain on the site. Based on two years of post remedial monitoring, it is our opinion that the remaining impacts on the site will be naturally attenuated and therefore are requesting the WDNR to accept natural attenuation as the final remedy for this site and grant case closure. A WDNR Fact Sheet on natural attenuation is enclosed with this letter for your benefit. Conditions for closure can be met when all properties affected by the residual petroleum impacts originating from this site are listed on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites for soil and groundwater.

This letter is being provided in accordance with Chapter NR 726, Wisconsin Administrative Code requirements to notify you that the site will be placed on the WDNR's GIS Registry.

Information in the GIS Registry will include maps showing the location of properties where groundwater impacts above Chapter NR 140 ES and soil impacts exceeding Chapter NR 720 or Chapter NR 746 limits were found at the time of case closure. If you or any subsequent property owner wish to construct or reconstruct a water well on the site, special well construction standards might be necessary to protect the well from residual groundwater impact. Any well driller who proposes to construct a well in the future will need to contact the Drinking Water program within the WDNR to determine if there is a need for special well construction standards. The GIS Registry will be available on the WDNR's internet web site. Any well driller who proposes to construct a water supply well in Wisconsin must reference this GIS Registry. Additionally any future building demolition or soil displacement activities on the site must be performed in accordance with the stipulations in the WDNR closure letter. A copy of the closure letter will be included in the site file in the GIS Registry.

The WDNR 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 WDNR that is relevant to this closure request, you should mail that information to:



SOURCE
PROPERTY

Larson Cooperative
STS Project No. 4-27987W
August 28, 2007

Mr. Tom Sturm
Wisconsin Department of Natural Resources
647 Lakeland Road
Shawano, Wisconsin 54166

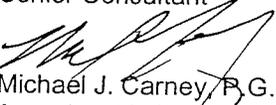
Upon meeting the requirements in the conditional closure letter, the WDNR will provide a letter indicating this site has been closed and no further action is necessary. If you are not copied on the final closure letter from WDNR, SVC will provide you a copy of the letter.

If you need more information, please contact Mr. Dave Schoonover (SVC) at (920) 833-2349, Mr. Mark Magee (STS) at (920) 406-3141 or Mr. Tom Sturm (WDNR) at (715) 526-4230.

Sincerely,

STS


Mark W. Magee
Senior Consultant


Michael J. Carney, B.G.
Associate Hydrogeologist

Attachments:

Closure Report
WDNR Fact Sheet on Natural Attenuation

Copy: Mr. David Schoonover
Scenic Valley Cooperative
354 West Morrow Street
P.O. Box 158
Seymour, Wisconsin 54155-0158

Mr. Tom Sturm
Wisconsin Department of Natural Resources
647 Lakeland Road
Shawano, Wisconsin 54166

RIGHT-OF-WAY



August 28, 2007

Mr. Geoffrey C. Nokes
Canadian National Midwest Division
17641 South Ashland Avenue
Homewood, Illinois 60430-1345

Re: Notification of Potential for Residual Groundwater Petroleum Impacts on Canadian National Railroad Right-of-Way Adjoining the Former Scenic Valley Cooperative, 5394 Center Valley Road, Center Valley, Wisconsin -- WDNR BRRTS No. 02-45-219025 -- WDNR FID No. 656058040 -- STS Project No. 4-27987W

Dear Mr. Nokes:

On behalf of Scenic Valley Cooperative (SVC) STS has prepared this notification of the potential for residual groundwater petroleum impacts in the Canadian National Railroad right-of-way adjacent to the former SCV site located at 5394 Center Valley Road, Center Valley, Wisconsin (see attached Figure 1 and Figure 5). This notification is being submitted in accordance with requirements in Wisconsin Administrative Code Chapter NR 726.

Petroleum concentrations in groundwater, adjacent to the Canadian National Railroad right-of-way, exceed the state groundwater Enforcement Standards (ES) established in Chapter NR 140 Wisconsin Administrative Code. Petroleum concentrations in groundwater are stable or decreasing and will likely degrade naturally over time. Natural attenuation of groundwater is a remedy that will meet the requirements for case closure under Chapter NR 726 Wisconsin Administrative Code.

STS is currently preparing a closure report for this site. After this case has been granted closure, all properties within the site boundaries where groundwater impacts exceed Chapter NR 140 groundwater ES will be listed on the Wisconsin Department of Natural Resources (WDNR) 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 impacts above Chapter NR 140 ES were found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's Internet website.

After the WDNR makes a decision on the closure request, it will be documented in a letter. If closure is granted, you may obtain a copy of this letter by requesting a copy from us, by contacting the WDNR, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur.



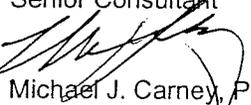
Canadian National Midwest Division
STS Project No. 4-27987W
August 28, 2007

If you have any questions or comments, please contact Mr. Mark Magee of STS in Green Bay, Wisconsin at (920) 406-3141.

Sincerely,

STS


Mark W. Magee
Senior Consultant


Michael J. Carney, P.G.
Associate Hydrogeologist

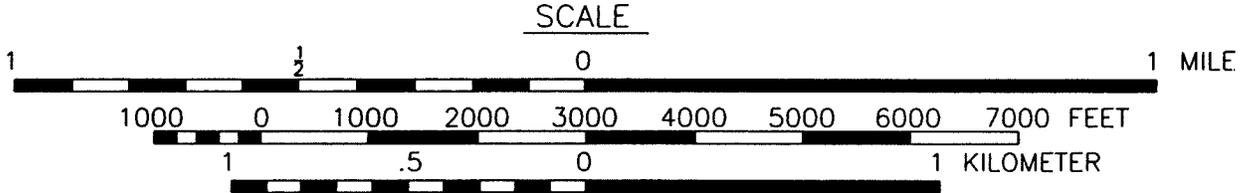
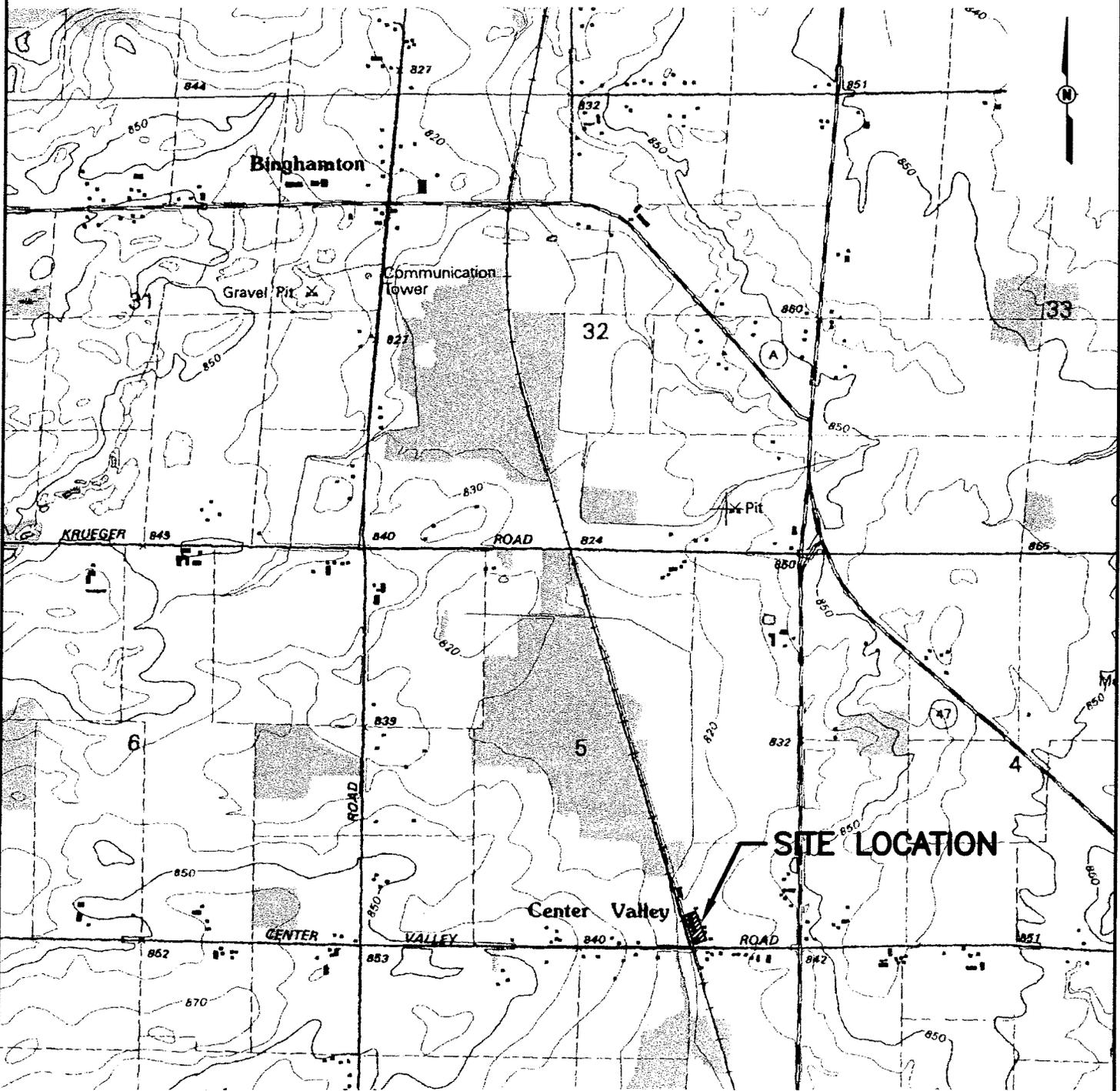
Attachment:

- Figure 1 – Site Location Map
- Figure 5 – Approximate Extent of Petroleum Impacts in Groundwater
- WDNR Fact Sheet on Natural Attenuation

Copy: Mr. David Schoonover
Scenic Valley Cooperative
354 West Morrow Street
P.O. Box 158
Seymour, Wisconsin 54155-0158

Mr. Tom Sturm
Wisconsin Department of Natural Resources
647 Lakeland Road
Shawano, Wisconsin 54166

MAP SOURCE: BLACK CREEK, WISCONSIN 7.5-MINUTE U.S.G.S. QUADRANGLE DATED 1992.



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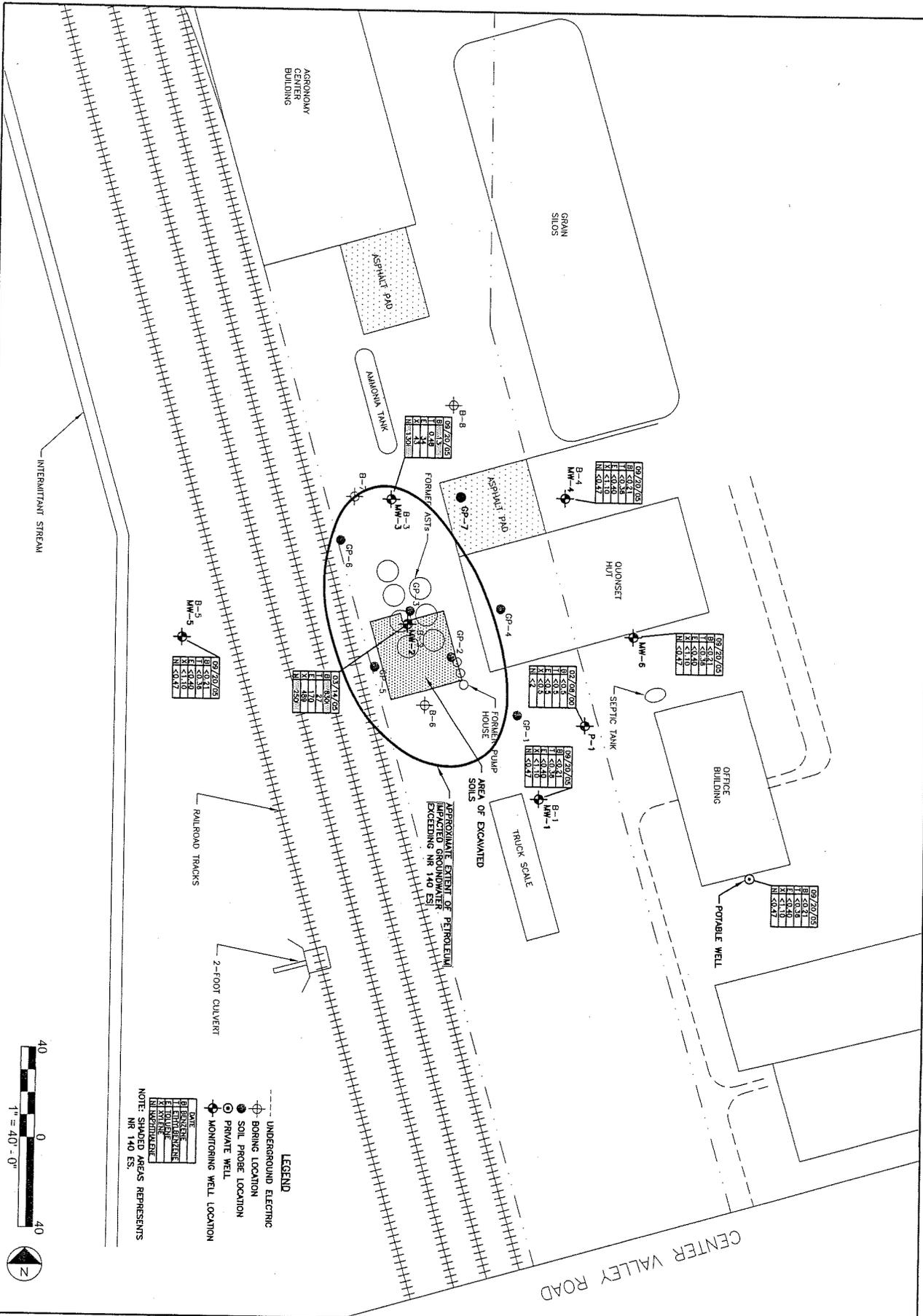


STS CONSULTANTS
 1035 Kepler Drive
 Green Bay, WI 54311
 920-468-1978
 www.stsconsultants.com
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SITE LOCATION MAP

**SCENIC VALLEY COOPERATIVE
 W5394 CENTER VALLEY ROAD
 CENTER VALLEY, WISCONSIN**

Drawn :	JRL 08/24/2006
Checked:	MWM 08/24/2006
Approved:	VMK 08/24/2006
PROJECT NUMBER	4-27987W
FIGURE NUMBER	1



LEGEND

- UNDERGROUND ELECTRIC
- ⊕ BORING LOCATION
- ⊙ SOIL PROBE LOCATION
- PRIVATE WELL
- ⊕ MONITORING WELL LOCATION

NOTE: SHADED AREAS REPRESENTS NR 140 ES

Drawn: JRL 08/25/2006
 Checked: WM 08/25/2006
 Approved: VMK 08/25/2006

**APPROXIMATE EXTENT OF PETROLEUM IMPACT IN GROUNDWATER
 SCENIC VALLEY COOPERATIVE
 W5394 CENTER VALLEY ROAD
 CENTER VALLEY, WISCONSIN**

Project Number: 4-27987W
 Page Number: 5

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