

GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

***WTM COORDINATES:**

X: **Y:**

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

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
- Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

- Contamination in ROW
- Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" 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: Plat of Nichols**
- 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 #: Figure 1 Title: Site Location
- 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 #: Figure 2 Title: Pre-Excavation Soil Sampling Locations
- 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 #: Figure 3 Title: Excavation Sample Locations

BRRTS #: 02-45-547170

ACTIVITY NAME: Scenic Valley Cooperative - Nichols

MAPS (continued)

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

Figure #: **Title:**

Figure #: **Title:**

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

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

Figure #: Figure 5 Title: Current Extent of Groundwater Impacts

- 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 #: Figure 6 Title: Water Table Elevations - 26 January 2009

Figure #: Figure 7 Title: Water Table Elevations - 28 April 2009

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 #: Table 3 Title: Soil Excavation Data

- 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 #: Table 4 Title: Groundwater Chemistry 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 #: Table 5 Title: 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 #: 02-45-547170

ACTIVITY NAME: Scenic Valley Cooperative - Nichols

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:



State of Wisconsin
Governor Scott Walker

Department of Agriculture, Trade and Consumer Protection
Ben Brancel, Secretary

November 30, 2012

Mr. Dave Schoonover
Scenic Valley Cooperative
354 Morrow Street
Seymour, WI 54165-1318

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Former Scenic Valley Cooperative, W5636 Paige Avenue, Nichols, WI 54152
DATCP Case No. 01-411-072001, WDNR BRRTS No. 02-45-547170

Dear Mr. Schoonover:

The Department of Agriculture, Trade and Consumer Protection (DATCP) considers the Former Scenic Valley Cooperative case closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, the other property owner, 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. Provide this letter to anyone who purchases this property.

This final closure decision is based on the correspondence and data provided, and is issued under ch. NR 726, Wis. Adm. Code. The DATCP Closure Committee reviewed the request for closure on January 30, 2012. 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 Department on January 31, 2012, and documentation that the conditions in that letter were met was received on November 26, 2012.

The former agricultural chemical facility had soil and groundwater contaminated with nitrogen fertilizer and pesticides. Responses included a soil excavation in May 2008 and groundwater monitoring from October 2002 through April 2009. The conditions of closure and continuing obligations required were based on the property being used for commercial 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, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- One monitoring well is being transferred for continued monitoring to the Scenic Valley Coop LUST case (BRRTS No. 03-45-550809). Do NOT fill and seal this well at this time.

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

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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/topic/wells/documents/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file in the DATCP office, located at 2811 Agriculture Drive, Madison, Wisconsin. This letter and information that was submitted with your closure request application 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://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you, the other property owner, and any subsequent property owners must adhere. DATCP or DNR staff may conduct periodic prearranged inspections to ensure that the conditions included in this letter are met. If these requirements are not followed, DATCP or 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, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present both on this contaminated property and off this contaminated property, as shown on Figure 5 of Hyde's GIS Registry package. Affected property owners were notified of the presence of groundwater contamination. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

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

Soil contamination remains around the former bulk dry fertilizer building as indicated on Figure 3 of Hyde's GIS Registry package. 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 a direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Transfer of Monitoring Wells

Monitoring well MW-5 should not be filled and sealed at this time, as it will be monitored as part of the Scenic Valley Coop LUST case (BRRTS No. 03-45-550809). Well filling and sealing will be required of Scenic Valley Coop for closure, upon conclusion of the cleanup of that site. This well is identified on Figures 5 through 7 of the GIS Registry package.

ACCP Considerations

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.

If the case is re-opened, Agricultural Chemical Cleanup Program (ACCP) reimbursement may still be available. Determination of the ACCP eligibility of any future corrective action costs incurred at this site should be made before the corrective action is performed. It is in your best

Former Scenic Valley Cooperative - Nichols
November 30, 2012

interest to keep all documentation related to the cleanup project and ACCP reimbursement applications.

DATCP 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 me at 608-224-4515.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason B. Lowery". The signature is fluid and cursive, with the first name being the most prominent.

Jason B. Lowery
Hydrogeologist

Copy: Chris Lettau, DATCP EES (email)
Diane Hansen, WDNR Regional Assistant (email)
Tom Sturm, WDNR Case Manager – LUST Case (email)
Jim Lindemann, Hyde (email)
Andrew Bowers, Current Property Owner



State of Wisconsin
Governor Scott Walker

Department of Agriculture, Trade and Consumer Protection
Ben Brancel, Secretary

January 31, 2012

Mr. Dave Schoonover
Scenic Valley Cooperative
354 Morrow Street
Seymour, WI 54165-1318

Re: Conditional Closure
Former Scenic Valley Cooperative
W5636 Paige Avenue, Nichols, WI 54152
DATCP Case No. 01411072001
WDNR BRRTS No. 02-45-547170

Dear Mr. Schoonover:

On January 30, 2012, our Closure Committee reviewed your request for closure of the case described above. Our Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. Based on their review, the Committee determined that your case has been investigated and remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code.

In order to close this case, the monitoring wells will need to be abandoned. Upon receipt of monitoring well abandonment forms (WDNR Form 3300-005) for the wells, I will issue a final closure letter.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wisconsin Administrative 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.

If you have any questions regarding this letter, please contact me at (608) 224-4515.

Sincerely,

Jason B. Lowery
Hydrogeologist

Copy: Jim Lindemann, Hyde (email)
Chris Lettau, DATCP EES (email)
Diane Hansen, WDNR (email)

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QUIT-CLAIM DEED

OUTAGAMIE 1585752
Document #

SCENIC VALLEY COOPERATIVE, f/k/a CENTER VALLEY COOPERATIVE, NICHOLS COOPERATIVE ASSOCIATION, and SEYMOUR COOPERATIVE, quit-claims to SCENIC VALLEY COOPERATIVE, a Cooperative Association, the following described real estate in Outagamie County, State of Wisconsin:

**OUTAGAMIE COUNTY
RECEIVED FOR RECORD**

The North 240.00 feet of the East 461.80 feet of the Northeast ¼ of the Northeast ¼, less highway, in Section 8, Township 22 North, Range 17 East, Town of Center, Outagamie County, Wisconsin, containing 2.15 acres, more or less.
Tax parcel number: 04-0-0184-00-4

NOV - 5 2003
AT 1:30 O'CLOCK ~~AM~~ P.M.
JANICE FLENZ
REGISTER OF DEEDS

That parcel commencing 113.00 feet East of the intersection of the East line of the railroad right-of-way and the South line of Section 5; thence North 156.75 feet; West 21.30 feet to the point of beginning; thence Northwesterly 171.00 feet; Westerly 33.20 feet; Northerly 14° West, 200.80 feet; Northerly 100° West, 427.15 feet; Westerly 56.95 feet; Southerly 377.52 feet; South 17° East, 429.80 feet; East 134.70 feet to the point of beginning being part of the Southeast ¼ of the Southeast ¼, Section 5, Township 22 North, Range 17 East, Town of Center, Outagamie County, Wisconsin, containing 1.91 acres, more or less.
Tax parcel number: 04-0-0138-00-4

Name and Return Address:
LUBINSKI, ROTTIER, REED
& KLASS, S.C.
P.O. Box 67
Seymour, WI 54165

pd 13.00

That part of Assessor's Plat, City of Seymour, beginning at the intersection of the West line of the Northeast ¼ of the Northeast ¼, Section 32, Township 24 North, Range 18 East, and the South line of Morrow Street extended; East 120.00 feet; South to railroad; Southwest along railroad to point due South of beginning; North to beginning; being part of Lot 7, Block E, and vacated Grant Street.
Tax parcel number: 34-0-0592-00-4

FEE
6
EXEMPT

That part of the Assessor's Plat commencing at the intersection of the East line of the Northwest ¼ of the Northeast ¼ and the South line of Morrow Street; West along extension of South line of Morrow Street, 291.00 feet; Westerly 101.00 feet; Southerly 370.00 feet to railroad right-of-way; Northeast 383.00 feet along East line of the Northwest ¼ of the Northeast ¼; Northerly 357.00 feet to point of beginning containing 3.2 acres, more or less, being part of Lot 5, Block E.
Tax parcel number: 34-0-0571-00-4

Part of the Assessor's Plat of the City of Seymour being part of Lot 7, Block E, commencing at the intersection of the South line of Morrow Street and West line of Elizabeth Street; West 173.00 feet; South 93.00 feet to the point of beginning; thence South 32.00 feet; Westerly 328.90 feet; Northerly 32.00 feet; Easterly 128.90 feet; Northerly 93.00 feet; Easterly 100.00 feet; Southerly 93.00 feet; Easterly 100.00 feet to point of beginning and vacated Grant Street.
Tax parcel number: 34-0-0589-02-4

Part of the Assessor's Plat of the City of Seymour being the East 173.00 feet of Lot 7, Block E, less property in 332 Deeds, Page 274; 333 Deeds, Page 214; and 1031 Records, Page 594.
Tax parcel number: 34-0-0590-00-4

That part of the Assessor's Plat commencing 352.2 feet West of the intersection of the West line of Elizabeth Street and the North line of railroad; thence North 66.00 feet; West 140.00 feet; North 10.00 feet; East 319.90 feet; Southerly 71.50 feet; Westerly 175.80 feet along railroad to beginning, being part of Lot 7, Block E, also described in 1031 Records, 594.
Tax parcel number: 34-0-0591-00-4

Lot 2, Certified Survey Map No. 2156, less highway, platted out of part of the Northwest ¼ of the Southeast ¼, Section 8, Township 24 North, Range 17 East, Town of Cicero, Outagamie County, Wisconsin, containing 6.09 acres, more or less.
Tax parcel number: 05-0-0120-02-4

Lots 14, 15, and 16, Block 3, Nichols Plat of the Village of Nichols.
Tax parcel number: 27-0-0069-00-4

Lots 1, 2, and 3 and vacated street less highway in the East Main Street Addition to the Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0001-00-4

Lots 37, 38, 39, and vacated street less highway in the East Main Street Addition to the Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0036-00-4

Lots 9 and 10, Block 3, Nichols Plat, Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0063-00-4

Lots 1, 2, 3, Block 10, and part of the vacated alley lying North of and adjacent to said lots in the Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0385-00-4

Lots 17, 18, 19, 20, Block 3, and part of the vacated alley lying Northerly and adjacent to said Lot 20 in the Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0072-00-4

Lots 21, 22, 23, and 24, Block 3, and part of the vacated alley lying North and adjacent thereto in the Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0076-00-4

Lots 25, 26, 27, 28, Block 3, and part of the vacated alley lying South and adjacent thereto in the Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0080-00-4

Lots 11, 12, and 13, Block 3, Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0066-00-4

Lots 29, 30, 31, 32, 33, and 34, in Block 3, Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0084-00-4

Lots 35, 36, and 37, Block 3, Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.
Tax parcel number: 27-0-0091-00-4

This is not homestead property.

Dated this 3 day of November, 2003.

SCENIC VALLEY COOPERATIVE

By: Ronald Nelson (SEAL)
RONALD NELSON, President
And: Tim Eisenreich (SEAL)
TIMOTHY EISENREICH, Secretary

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
OUTAGAMIE COUNTY)

Personally came before me this 3 day of November, 2003, the above named RONALD NELSON and TIMOTHY EISENREICH, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

This instrument was drafted by Attorney Richard Lubinski.

Mary Kay Clever
Mary Kay Clever, Notary Public,
Outagamie County, Wisconsin
My commission expires 5-7-06

1889500

Recorded
October 15, 2010 9:48 AM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$30.00
Transfer Fee: \$90.00
Total Pages: 2



2

Name and return address:
Twohig, Rietbrock, Schneider & Halbach, S.C.
P.O. Box 188
Chilton, WI 53014

WARRANTY DEED

Document Number

For valuable consideration, Scenic Valley Cooperative, a Cooperative Association, (the "Grantor"), conveys to Andrew P. Bowers and Barton F. Bowers, as tenants in common, hereinafter collectively referred to as Bowers Demo, (the "Grantees"), the following described real estate in Outagamie County, Wisconsin, together with all the hereditaments and appurtenances thereunto belonging:

Lots 14, 15, 16, Block 3, Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.

Tax Parcel No.: 27-0-0069-00-4

Lots 17, 18, 19 and 20, Block 3, and part of the vacated alley lying Northerly and adjacent to said Lot 20 in the Nichols Plat of the Villlage of Nichols, Outagamie County, Wisconsin.

Tax Parcel No.: 27-0-0072-00-4

Lots 21, 22, 23 and 24, Block 3, and part of the vacated alley lying North and adjacent thereto in the Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.

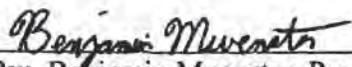
Tax Parcel No.: 27-0-0076-00-4

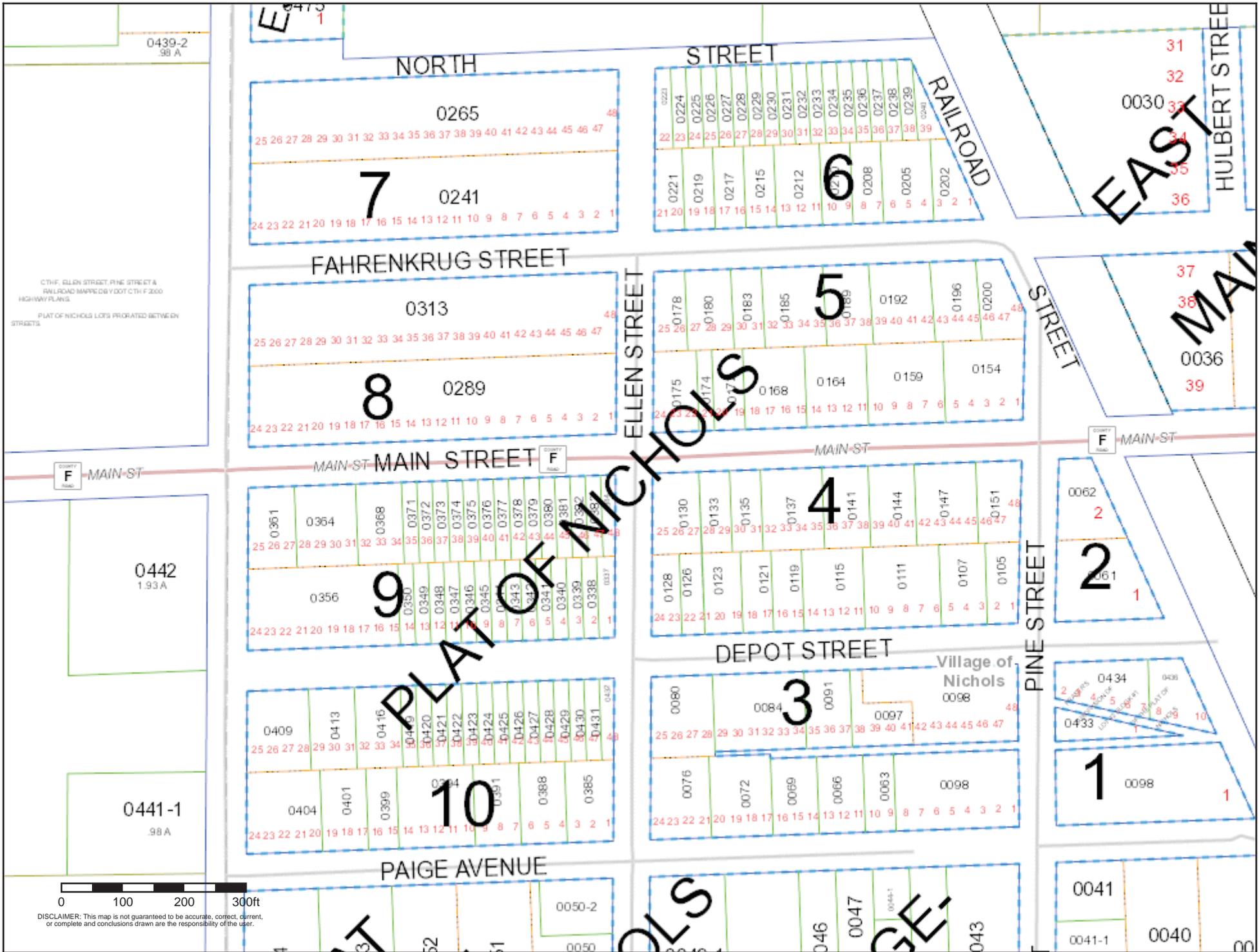
This is not homestead property.

Scenic Valley Cooperative warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building restrictions and any other easements, and/or restrictions of public record.

Dated this 11th day of October, 2010.

Scenic Valley Cooperative


By: Benjamin Muenster, President



Legal Description Statement

**Scenic Valley Cooperative – Nichols
W5636 Paige Avenue
Nichols, Wisconsin**

**DATCP Case #01400072001
BRRTS #02-45-547170**

The property consists of the following eight parcels as described in document numbers 1585752 and 1889500:

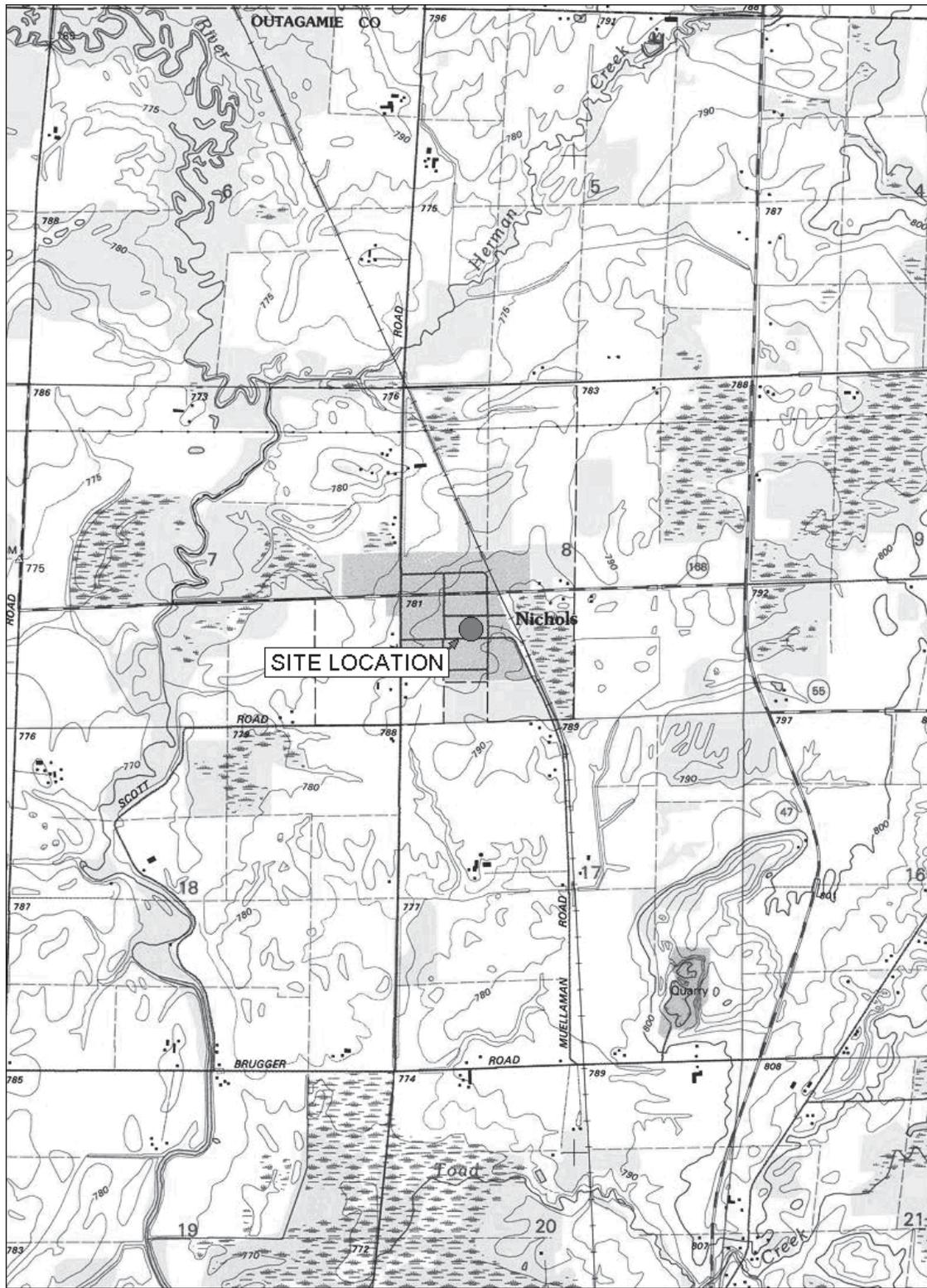
27-0-0069-00-4	27-0-0080-00-4
27-0-0063-00-4	27-0-0066-00-4
27-0-0072-00-4	27-0-0084-00-4
27-0-0076-00-4	27-0-0091-00-4

The legal description for the site specified above and as shown on the documents attached to this statement, is complete and accurate to the best of my knowledge.



David Schoonover
Scenic Valley Cooperative
P.O. Box 158
Seymour, WI 54165-0158

6-10-11
Date



MN TN
3°

0 5 1 MILE
0 1000 FEET 0 500 1000 METERS

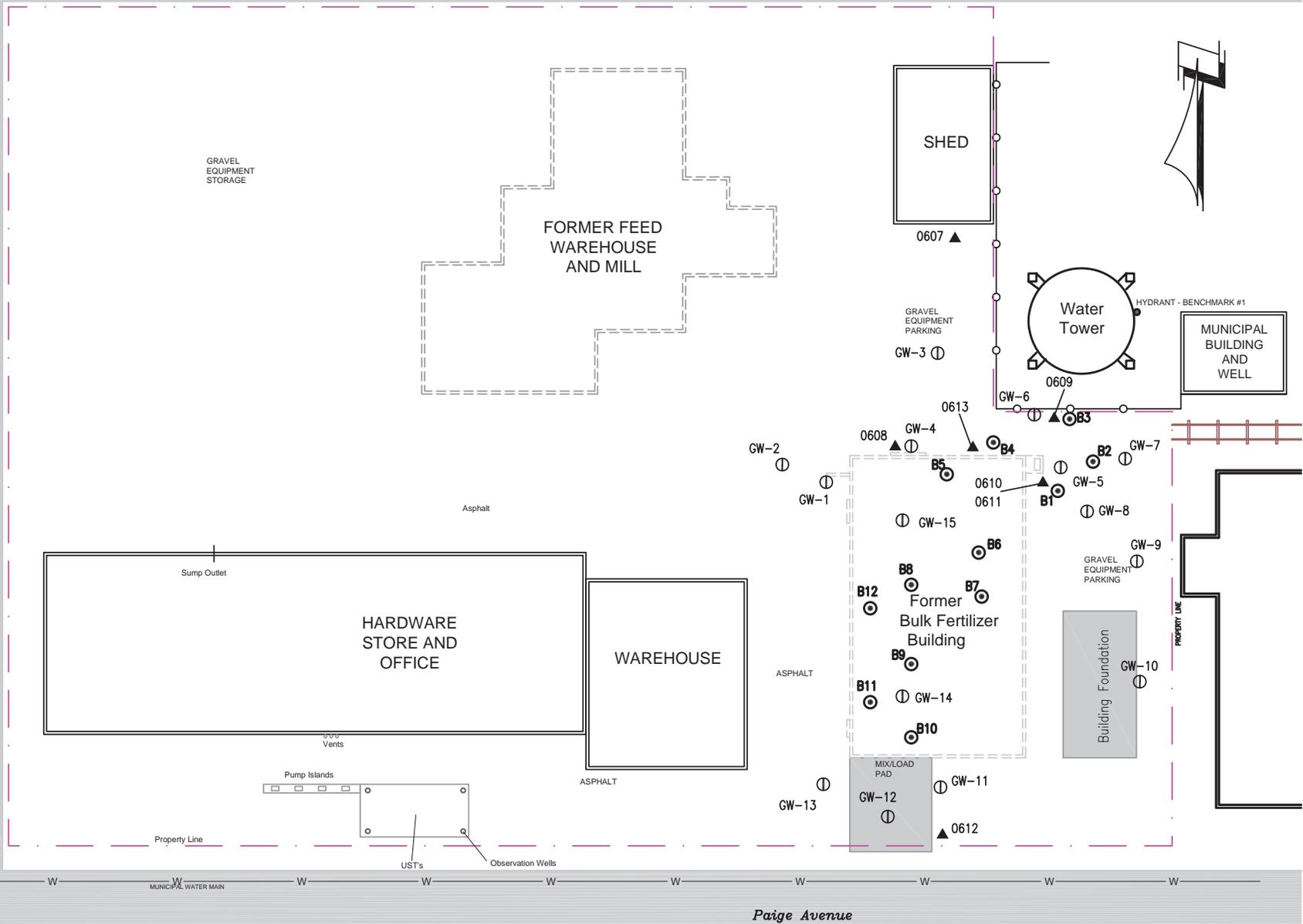
Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)



Figure 1
SITE LOCATION
SCENIC VALLEY COOPERATIVE – PAIGE AVENUE FACILITY
Nichols, Wisconsin

Depot Street

ELLEN STREET



Legend

- ▲ DATCP Soil Sampling Location (July 2001)
- Ⓛ Soil Sampling Location (October 2002)
- ⊙ Soil Sampling Location (June 2007)

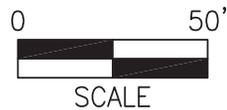


Figure 2
PRE-EXCAVATION SOIL SAMPLING LOCATIONS
SCENIC VALLEY COOPERATIVE – PAIGE AVENUE FACILITY
Nichols, Wisconsin

Legend

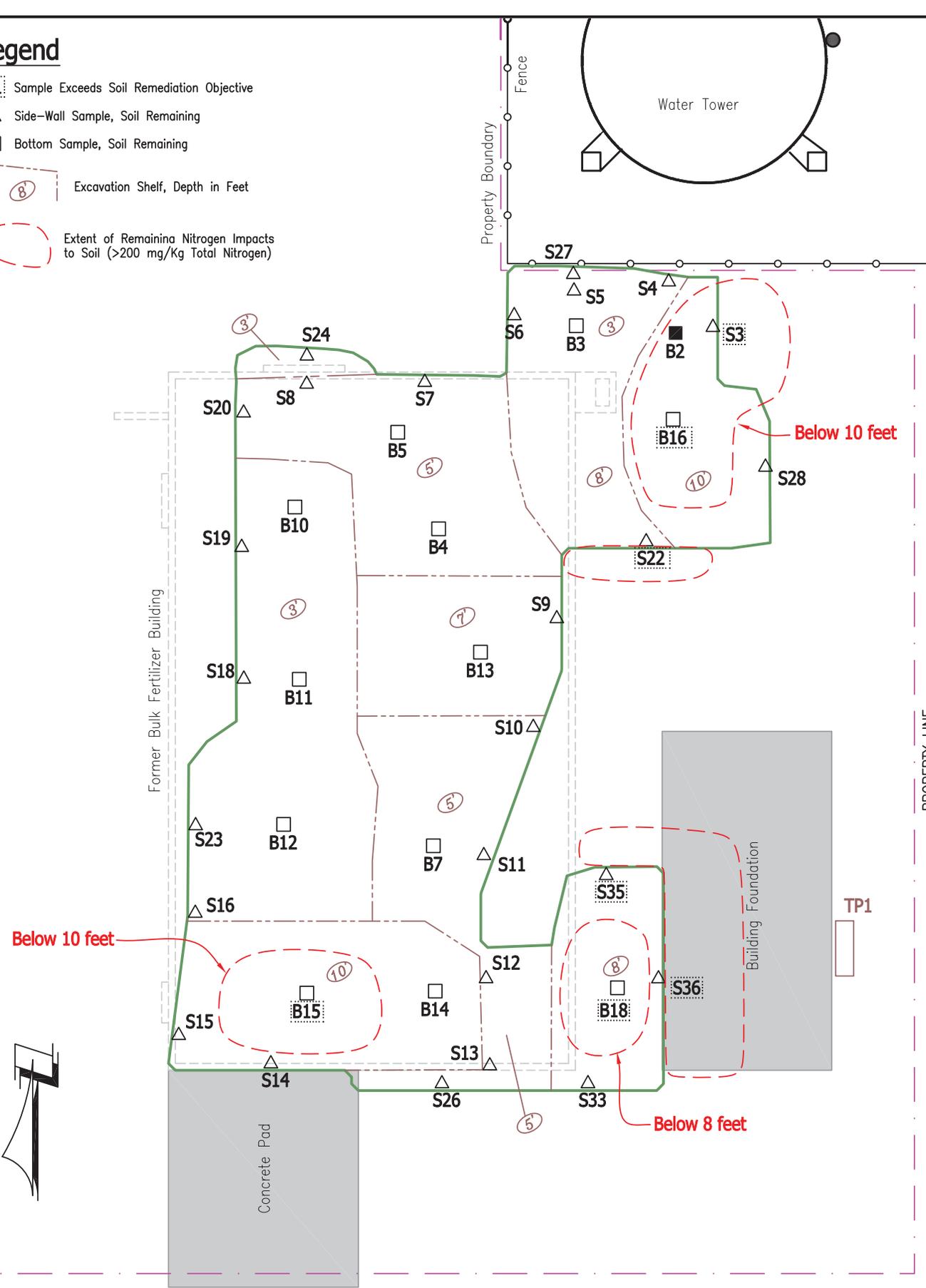
B1 Sample Exceeds Soil Remediation Objective

△ Side-Wall Sample, Soil Remaining

□ Bottom Sample, Soil Remaining

(8) Excavation Shelf, Depth in Feet

Extent of Remaining Nitrogen Impacts to Soil (>200 mg/Kg Total Nitrogen)



Below 10 feet

Below 10 feet

Below 8 feet

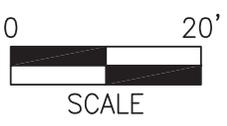
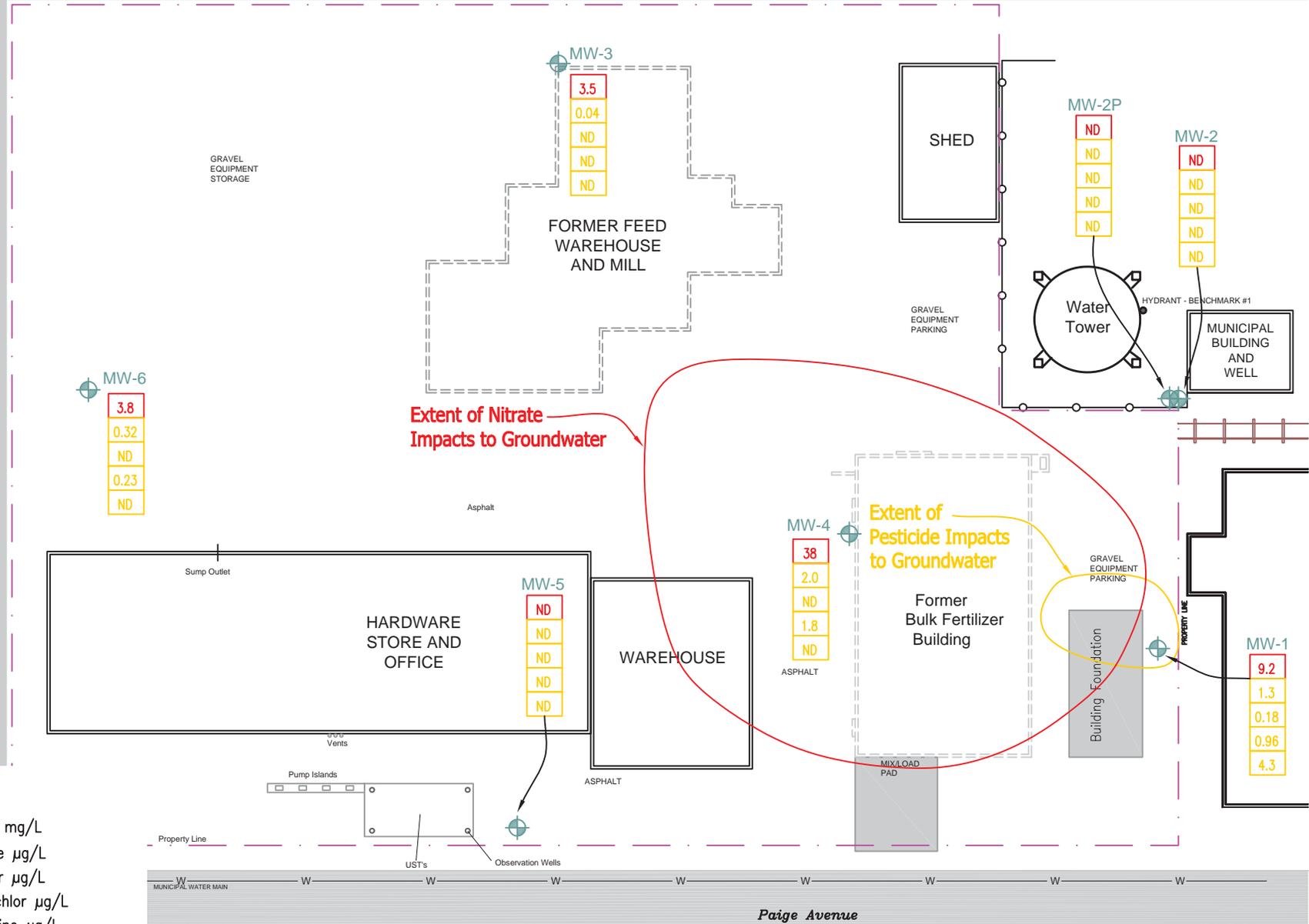


Figure 3
EXCAVATION SAMPLE LOCATIONS
 SCENIC VALLEY COOPERATIVE – PAIGE AVENUE FACILITY
 Nichols, Wisconsin

Depot Street



ELLEN STREET



Legend

- 2.7 Nitrate mg/L
- 0.32 Atrazine µg/L
- ND Alachlor µg/L
- 0.23 Metolachlor µg/L
- ND Cyanazine µg/L
- ND Not Detected

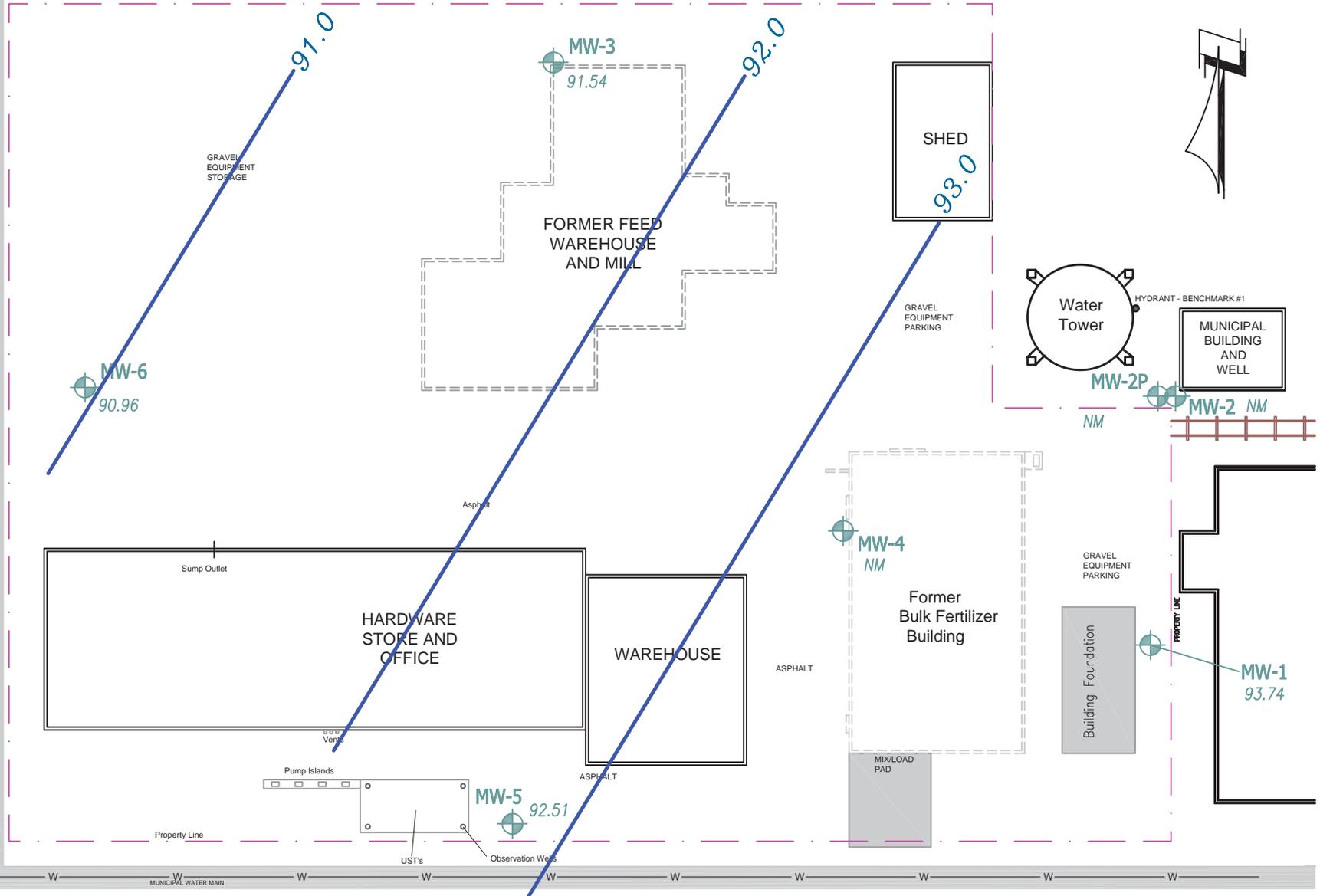
Monitoring Well Location



Figure 5
CURRENT EXTENT OF GROUNDWATER IMPACTS
 SCENIC VALLEY COOPERATIVE – PAIGE AVENUE FACILITY
 Nichols, Wisconsin

Depot Street

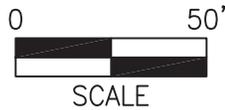
ELLEN STREET



Legend

-  Monitoring Well Location
-  94.41 Hydraulic Head Elev, ft
-  NM = Not Measured

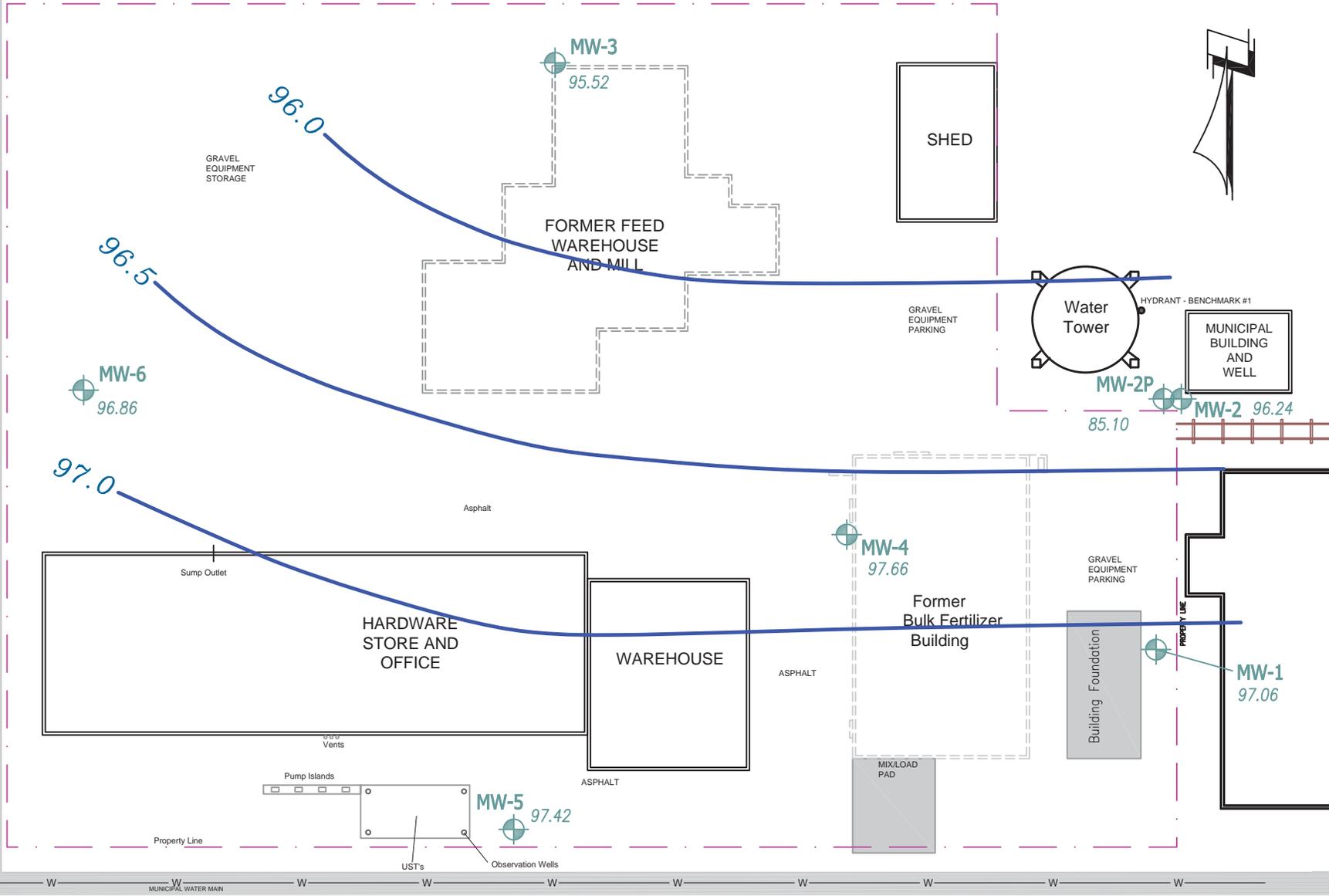
 93.0 Hydraulic Head Contour



HEI
HYDE ENVIRONMENTAL, INC.

Figure 6
WATER TABLE ELEVATION - 26 January 2009
SCENIC VALLEY COOPERATIVE – PAIGE AVENUE FACILITY
Nichols, Wisconsin

Depot Street



Legend

-  Monitoring Well Location
-  94.41 Hydraulic Head Elev, ft
-  93.0 Hydraulic Head Contour



Figure 7
WATER TABLE ELEVATION - 28 April 2009
 SCENIC VALLEY COOPERATIVE – PAIGE AVENUE FACILITY
 Nichols, Wisconsin

TABLE 3
SOIL EXCAVATION DATA
Scenic Valley Cooperative - Paige Avenue Facility, Nichols, WI

Samples collected May 2008

Sample Number	Depth (ft.)	Ammonium-N (mg/kg)	Nitrate/Nitrite-N (mg/kg)	Total N
B3	8	81	--	81
B4	5	200	--	200
B5	5	83	--	83
B7	5	29	--	29
B10	3	--	--	--
B11	3	--	--	--
B12	3	--	--	--
B13	7	150	--	150
B14	10	28	85	113
B15	10	200	55	255
B16	10	230	30	260
B18	8	230	--	230
S3a	1	--	--	--
S3b	4	70	--	70
S3c	7	330	46	376
S4a	1	--	33	33
S4b	4	150	--	150
S4c	7	170	26	196
S5b	4	110	--	110
S5c	7	150	26	176

Bold/Italicized: Exceeds soil cleanup goal of 200 mg/kg total N.

--: Not detected

TABLE 3 (continued)
SOIL EXCAVATION DATA
Scenic Valley Cooperative - Paige Avenue Facility, Nichols, WI

Samples collected May 2008

Sample Number	Depth (ft.)	Ammonia-N (mg/kg)	Nitrate/Nitrite-N (mg/kg)	Total N
S6a	1	--	--	--
S6b	4	40	--	40
S6c	7	54	--	54
S7a	1	--	--	--
S7b	4	59	--	59
S8b	4	--	--	--
S9a	1	36	--	36
S9b	4	92	--	92
S10a	1	--	--	--
S10b	4	--	23	23
S11a	1	92	60	152
S11b	4	92	--	92
S12c	7	140	25	165
S13c	7	110	100	<i>210</i>
S14a	1	--	--	--
S14b	4	100	41	141
S14c	7	110	41	151
S15a	1	--	--	--
S15b	4	22	--	22
S15c	7	49	--	49
S16a	1	130	48	178
S16b	4	--	24	24
S16c	7	83	--	83

Bold/Italicized: Exceeds soil cleanup goal of 200 mg/kg total N.

--: Not detected

TABLE 3 (continued)
SOIL EXCAVATION DATA
Scenic Valley Cooperative - Paige Avenue Facility, Nichols, WI

Samples collected May 2008

Sample Number	Depth (ft.)	Ammonia-N (mg/kg)	Nitrate/Nitrite-N (mg/kg)	Total N
S18a	1	--	--	--
S19a	1	--	--	--
S20a	1	--	--	--
S22a	1	--	--	--
S22b	4	140	75	215
S22c	7	79	81	160
S23a	1	--	--	--
S24a	1	--	--	--
S26a	1	33	--	33
S26b	4	--	69	69
S27a	1	--	--	--
S28c	6	74	--	74
S33	4	79	44	123
S35a	1	180	30	210
S35b	4	190	25	215
S36	6	230	27	257
TP1a	1	--	--	--
TP1b	5	--	--	--

Bold/Italicized: Exceeds soil cleanup goal of 200 mg/kg total N.

--: Not detected

Table 4
Groundwater Chemistry Results
Scenic Valley Cooperative, Paige Avenue Facility - Nichols, WI

NITROGEN	NR 140 GW Standards		Sample Location							
	ES mg/l	PAL mg/l	MW-1		MW-2		MW-2P		MW-3	
			1/26/09	4/28/09	1/26/09	4/28/09	1/26/09	4/28/09	1/26/09	4/28/09
Ammonia-N	ns	ns	-	-	na	31	na	-	-	-
Nitrate/Nitrite-N	10	2	8.8	9.2	na	-	na	-	5.6	3.5
PESTICIDES	ug/l	ug/l								
EPTC	250	50	-	-	na	-	na	-	-	-
Butylate	67	6.7	-	-	na	-	na	-	-	-
Trifluralin	7.5	0.75	-	-	na	-	na	-	-	-
DEA	3	0.3	0.15	0.18	na	-	na	-	0.14	0.043
DIA	3	0.3	0.51	0.74	na	-	na	-	-	-
Atrazine	3	0.3	0.24	0.33	na	-	na	-	-	-
Total Atrazine	3	0.3	0.9	1.3	na	-	na	-	0.14	0.043
Prometon	90	18	-	-	na	-	na	-	0.11 J	0.092
Propazine	ns	ns	-	-	na	-	na	-	-	-
Simazine	4	0.4	-	-	na	-	na	-	-	-
Acetochlor	ns	ns	-	-	na	-	na	-	-	-
Dimethenamid	ns	ns	0.24	0.27	na	-	na	-	-	-
Alachlor	2	0.2	0.38	0.18	na	-	na	-	-	-
Metribuzin	250	50	-	-	na	-	na	-	-	-
Metolachlor	15	1.5	0.72	0.96	na	-	na	-	-	-
Chlorpyrifos	ns	ns	-	-	na	-	na	-	-	-
Pendimethalin	ns	ns	-	-	na	-	na	-	-	-
Cyanazine	1	0.1	2.2	4.3	na	-	na	-	-	-

NITROGEN	NR 140 GW Standards		Sample Location							
	ES mg/l	PAL mg/l	MW-4		MW-5		MW-6		Municipal Well	
			1/26/09	4/28/09	1/26/09	4/28/09	1/26/09	4/28/09	1/26/09	4/28/09
Ammonia-N	ns	ns	na	130	-	-	-	-	na	-
Nitrate/Nitrite-N	10	2	na	38	-	-	-	3.8	na	-
PESTICIDES	ug/l	ug/l								
EPTC	250	50	na	0.031	-	-	-	-	na	-
Butylate	67	6.7	na	-	-	-	-	-	na	-
Trifluralin	7.5	0.75	na	-	-	-	-	-	na	-
DEA	3	0.3	na	-	-	-	0.20	0.19	na	-
DIA	3	0.3	na	-	-	-	-	-	na	-
Atrazine	3	0.3	na	2.0	-	-	0.60	0.13	na	-
Total Atrazine	3	0.3	na	2.0	-	-	0.80	0.32	na	-
Prometon	90	18	na	0.40	-	-	0.30	0.10	na	-
Propazine	ns	ns	na	0.049	-	-	-	-	na	-
Simazine	4	0.4	na	-	-	-	-	-	na	-
Acetochlor	ns	ns	na	-	-	-	-	-	na	-
Dimethenamid	ns	ns	na	0.35	-	-	-	-	na	-
Alachlor	2	0.2	na	-	-	-	-	-	na	-
Metribuzin	250	50	na	0.54	-	-	-	-	na	-
Metolachlor	15	1.5	na	1.8	-	-	0.99	0.23	na	-
Chlorpyrifos	ns	ns	na	-	-	-	-	-	na	-
Pendimethalin	ns	ns	na	-	-	-	-	-	na	-
Cyanazine	1	0.1	na	-	-	-	-	-	na	-

- = Not Detected At Practical Quantitation Limit (PQL) or Reporting Limit; See Laboratory Reports for Limits and Notes.

ES = NR 141 Enforcement Standard

PAL = NR 141 Preventive Action Limit

J = Estimated Value

ns = no standard

Bold = Exceeds NR 140 PAL

38 = Exceeds NR 140 ES

na = not analyzed

Table 5
Groundwater Elevation Data
Scenic Valley Cooperative, Paige Avenue Facility - Nichols, WI

Monitoring Well	Ground Elevation	Well Casing Elevation	Depth to Well Point (feet)	Well Point Elevation	5-Jun-03		2-Oct-03		5-Apr-04	
					Depth to Water (ft)	Groundwater Elevation	Depth to Water (ft)	Groundwater Elevation	Depth to Water (ft)	Groundwater Elevation
MW-1	98.7	98.42	13.06	85.4	2.64	95.78	2.66	95.76	2.13	96.29
MW-2	98.5	101.69	16.55	85.1	6.66	95.03	6.65	95.04	6.06	95.63
MW-2P	98.5	101.42	33.55	67.9	17.55	83.87	18.21	83.21	14.79	86.63
MW-3	98.9	101.77	16.40	85.4	10.05	91.72	8.44	93.33	6.96	94.81
MW-4	99.5	99.04	12.85	86.2	3.23	95.81	3.51	95.53	2.07	96.97
MW-5	99.6	99.35	13.40	86.0	4.10	95.25	4.45	94.90	2.82	96.53
MW-6	99.7	102.44	16.20	86.2	9.12	93.32	9.15	93.29	6.99	95.45

Monitoring Well	Ground Elevation	Well Casing Elevation	Depth to Well Point (feet)	Well Point Elevation	29-Oct-04		13-Dec-05		19-Oct-06	
					Depth to Water (ft)	Groundwater Elevation	Depth to Water (ft)	Groundwater Elevation	Depth to Water (ft)	Groundwater Elevation
MW-1	98.7	98.42	13.06	85.4	1.84	96.58	2.87	95.55	1.35	97.07
MW-2	98.5	101.69	16.55	85.1	5.70	95.99	7.21	94.48	5.55	96.14
MW-2P	98.5	101.42	33.55	67.9	19.44	81.98	17.67	83.75	17.98	83.44
MW-3	98.9	101.77	16.40	85.4	8.92	92.85	8.79	92.98	6.76	95.01
MW-4	99.5	99.04	12.85	86.2	3.36	95.68	4.61	94.43	1.90	97.14
MW-5	99.6	99.35	13.40	86.0	5.87	93.48	5.18	94.17	2.74	96.61
MW-6	99.7	102.44	16.20	86.2	7.61	94.83	9.67	92.77	6.63	95.81

Monitoring Well	Ground Elevation	Well Casing Elevation	Depth to Well Point (feet)	Well Point Elevation	27-Sep-07		2-Jul-08		30-Oct-08	
					Depth to Water (ft)	Groundwater Elevation	Depth to Water (ft)	Groundwater Elevation	Depth to Water (ft)	Groundwater Elevation
MW-1	98.7	98.42	13.06	85.4	2.75	95.67	2.36	96.06	4.32	94.10
MW-2	98.5	101.69	16.55	85.1	7.15	94.54	5.52	96.17	8.25	93.44
MW-2P	98.5	101.42	33.55	67.9	20.40	81.02	16.63	84.79	19.91	81.51
MW-3	98.9	101.77	16.40	85.4	9.39	92.38	7.87	93.90	10.07	91.70
MW-4	99.5	99.04	12.85	86.2	3.68	95.36	3.84	95.20	5.66	93.38
MW-5	99.6	99.35	13.40	86.0	4.77	94.58	3.50	95.85	5.62	93.73
MW-6	99.7	102.44	16.20	86.2	10.68	91.76	7.62	94.82	10.95	91.49

Monitoring Well	Ground Elevation	Well Casing Elevation	Depth to Well Point (feet)	Well Point Elevation	26-Jan-09		28-Apr-09	
					Depth to Water (ft)	Groundwater Elevation	Depth to Water (ft)	Groundwater Elevation
MW-1	98.7	98.42	13.06	85.4	4.68	93.74	1.36	97.06
MW-2	98.5	101.69	16.55	85.1	nm	--	5.45	96.24
MW-2P	98.5	101.42	33.55	67.9	nm	--	16.32	85.10
MW-3	98.9	101.77	16.40	85.4	10.23	91.54	6.25	95.52
MW-4	99.5	99.04	12.85	86.2	nm	--	1.38	97.66
MW-5	99.6	99.35	13.40	86.0	6.84	92.51	1.93	97.42
MW-6	99.7	102.44	16.20	86.2	11.48	90.96	5.58	96.86

Note: Elevations based on on-site benchmark at 100.00 feet (top of hydrant near water tower).
 nm: not measured



HYDE ENVIRONMENTAL, INC.

SOURCE
PROPERTY

April 26, 2011

Mr. Andrew Bowers
Bowers Demo
N8825 Meuleman Road
Black Creek, Wisconsin 54106

Subject: Notification of Case Closure Request

Former Scenic Valley Cooperative – Paige Avenue Facility
W5636 Paige Avenue, Nichols, Wisconsin

Dear Mr. Bowers:

On behalf of Scenic Valley Cooperative, I am writing this letter to inform you that we are requesting case closure on your above-referenced property. Per Wisconsin Administrative Code, we are required to notify you of this case closure request.

Groundwater impacted with nitrate-N above the state groundwater enforcement standard found in chapter NR 140, Wisconsin Administrative Code, remains beneath the property. However, the contamination has been investigated and the groundwater contaminant levels are receding and will naturally degrade over time. We believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 Wisconsin Administrative Code.

We will be requesting that the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation. As the 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 DATCP that is relevant to this closure request, you should mail that information to:

Mr. Jason Lowery
Wisconsin Department of Agriculture, Trade and Consumer Protection
P.O. Box 8911
Madison, Wisconsin 53708-8911

If this case is closed, the area within the site boundary where residual groundwater contamination remains will be listed on the Department of Natural Resources' Geographic



NOTIFICATION OF CASE CLOSURE REQUEST

Former SVC – Paige Avenue Facility

April 2011; Page 2 of 2

SOURCE
PROPERTY

Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry shows the locations of the properties in Wisconsin where groundwater and/or soil contamination above NR 140 enforcement standards and/or NR 720 residual contaminant levels were present at the time that the case was closed. The GIS Registry is available to the general public on the Department of Natural Resources' internet web site located at: <http://www.gomapt.dnr.state.wi.us.org/at/et/geo/gwur/index.htm>.

Please review the enclosed legal description of your property, and notify us within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to contact the Drinking Water program within the Wisconsin Department of Natural Resources to determine if there is a need for special well construction standards.

Once the WDATCP makes their decision on the closure request, it will be documented in a letter. We will request that the WDATCP copy you on this letter. If you need more information, you may contact me at 262-798-8600 or you may contact Jason Lowery at 608-224-4515.

Sincerely,
HYDE ENVIRONMENTAL, INC.

James C. Lindemann
Hydrogeologist

JCL/pss

Enclosure

SOURCE
PROPERTY

1889500

Recorded
October 15, 2010 9:48 AM
OUTAGAMIE COUNTY
JANICE FLEHZ
REGISTER OF DEEDS
Fee Amount: \$30.00
Transfer Fee: \$90.00
Total Pages: 2



2

Document Number

WARRANTY DEED

For valuable consideration, Scenic Valley Cooperative, a Cooperative Association, (the "Grantor"), conveys to Andrew P. Bowers and Barton F. Bowers, as tenants in common, hereinafter collectively referred to as Bowers Demo, (the "Grantees"), the following described real estate in Outagamie County, Wisconsin, together with all the hereditaments and appurtenances thereunto belonging:

Lots 14, 15, 16, Block 3, Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.

Tax Parcel No.: 27-0-0069-00-4

Lots 17, 18, 19 and 20, Block 3, and part of the vacated alley lying Northerly and adjacent to said Lot 20 in the Nichols Plat of the Villlage of Nichols, Outagamie County, Wisconsin.

Tax Parcel No.: 27-0-0072-00-4

Lots 21, 22, 23 and 24, Block 3, and part of the vacated alley lying North and adjacent thereto in the Nichols Plat of the Village of Nichols, Outagamie County, Wisconsin.

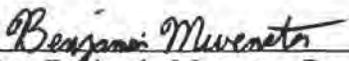
Tax Parcel No.: 27-0-0076-00-4

This is not homestead property.

Scenic Valley Cooperative warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building restrictions and any other easements, and/or restrictions of public record.

Dated this 11th day of October, 2010.

Scenic Valley Cooperative


By: Benjamin Muenster, President

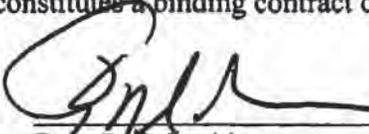
Name and return address::

Twohig, Rietbrock, Schneider & Halbach, S.C.
P.O. Box 188
Chilton, WI 53014

SOURCE
PROPERTY

STATE OF WISCONSIN)
) ss
COUNTY OF OUTAGAMIE)

Personally came before me this 11th day of October, 2010, the above named Benjamin Muenster, known to me to be the person who executed the foregoing instrument and who acknowledged to me that he is the President of Scenic Valley Cooperative (the "Company"), that he executed the above instrument on behalf of the Company pursuant to the authority granted to him in its Bylaws or by duly adopted resolution of its Board of Directors and that this instrument constitutes a binding contract of the Company.



Troy R. Schneider
Notary Public, Outagamie County, WI
My commission is permanent.

This instrument drafted by:
Attorney Troy R. Schneider
Twohig, Rietbrock, Schneider & Halbach, S.C.



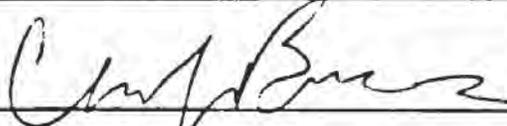
SOURCE
PROPERTY

Date: 04/29/2011

Pam Shudy:

The following is in response to your 04/29/2011 request for delivery information on your Certified Mail(TM) item number 7000 0520 0013 8981 7553. The delivery record shows that this item was delivered on 04/28/2011 at 10:42 AM in BLACK CREEK, WI 54106. The scanned image of the recipient information is provided below.

Signature of Recipient:

ature	
ted ne	Andrew Bowers

Address of Recipient:

very ress	N8825 Meuleman Rd
--------------	-------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,

United States Postal Service