



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

647 Lakeland Road
Shawano, Wisconsin 54166
Telephone 715-524-2183
FAX 715-524-3214

October 1, 1999

COPY

Mr. Norm Johnson
Mid-Lakes FS Cooperative
W8667 Buckthorn Circle
Wautoma, WI 54982-7106

Subject: Case Closure for Former Mid-Lakes Coop, Bonduel, WI; WDNR Case #03-59-001724

Dear Mr. Johnson:

The Department's Case Closeout Committee in the Northeast Region has completed a review of the above-referenced petroleum contamination case and has approved it for closure. Your case closure letter has the following two significant parts:

1. General case closure criteria.
2. Groundwater Use Deed Restriction

Please read this entire letter. It addresses each of these topics with subtitled indented paragraphs.

1. General Case Closure

The case closure panel reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. At the present time, it appears that actions have been taken to the extent practicable to restore the environment and minimize the harmful effects from this discharge to the air, lands and waters of this state. Please be aware that this letter does not absolve the current or any future owner of this property from future decisions regarding this site or impacts which may be discovered and/or traced back to past or future activities at this site. If additional information in the future indicates that further investigation or cleanup is warranted, the Department will require that appropriate action be taken at that time.

2. Deed Notice of Remaining On-site Groundwater Contamination.

Groundwater contamination in excess of NR140 Enforcement Standards remains at the site. However monitoring data indicates that natural attenuation will remediate the remaining contamination in a reasonable period of time. As a condition of closure, the Department is requiring that a groundwater use restriction be placed on the property deed indicating this condition and special requirements that will be necessary to construct a well on the property.

Please send me a copy of the current property deed as filed with the Shawano County Register of Deeds. The deed must have a detailed property description and the name of the current property owner. I will prepare the groundwater use restriction based on this information and return it to you

for filing at the register of deed office. Please note that the current property owner or an authorized representative must file the notice.

The Department appreciates the actions you have undertaken to restore the environment at this site. This case will appear as closed on the Department's case tracking system after our receipt of 1) the monitoring well abandonment forms (Form 3300-05B) for all monitoring wells related to this case and 2) documentation that the groundwater use restriction has been filed.

If you have questions regarding this letter, you may contact me at (715) 526-4230.

Sincerely,

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

Tom Sturm
Hydrogeologist
Remediation and Redevelopment Program
E-mail: sturmt@dnr.state.wi.us

cc: Sean Berry – REA Inc., 8505 University Green, Suite 200, Middleton. WI 53562

DOCUMENT NO.

502524

STATE BAR OF WISCONSIN FORM 2--1982
WARRANTY DEED

VOL 872 PAGE 645

L-3

MID-LAKES FS COOPERATIVE
conveys and warrants to MID-COUNTY COOPERATIVE

the following described real estate in Shawano County,
State of Wisconsin:

See Exhibit A attached hereto and incorporated herein by reference.

REGISTERS OFFICE
SHAWANO COUNTY, WI SS
Received for Record Bits 1997
day of Feb A.D. 1997 at 11:05
o'clock P.M. AND Recorded in Vol. 872
of Records, Pages 645-647
Marni Kueper Register
REGISTERS OFFICE

RETURN TO Randall J. Ney
Michael Best & Friedrich LLP
One South Pinckney Street
P.O. Box 1806
Madison, WI 53701-1806

See Exhibit A
(Parcel Identification Number)

This is not homestead property.
~~(is)~~ (is not)

Exception to warranties: Easements and restrictions of record and general taxes levied in 1997.

Dated this 24th day of December, 19 97.

TRANSFER
\$ 300.00
FEE

MID-LAKES FS COOPERATIVE

(SEAL)

Lytle Ott Pres.

(SEAL)

By:

(SEAL)

Donald Hubman Sec.

(SEAL)

By:

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN

SS.

authenticated this _____ day of _____, 19 _____

Calumet County.

Personally came before me this 24th day of
December, 19 97, the above named

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

Lytle Ott
Donald Hubman

THIS INSTRUMENT WAS DRAFTED BY

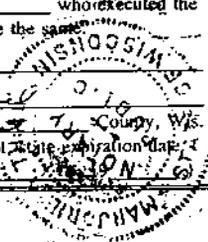
Paul J. Dombrowski, Michael Best & Friedrich LLP

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

P.O. Box 1806, Madison, WI 53701-1806

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

* Margaret A. Thiel 0-10
Notary Public Calumet County, Wis.
My Commission is permanent. (If not, state expiration date.)
11-8-98



PARCEL 1:

Lots 21, 22, 23 and 24 in Block 3 in the Village of Bowler, Shawano County, Wisconsin, according to the recorded plat thereof.

PARCEL 2:

That part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 28 North, Range 12 East, in the Village of Bowler, Shawano County, Wisconsin, bounded and described as follows: Commencing at the intersection of the west line of Almon Street with the south line of Railroad Street; thence South $00^{\circ} 34' 12''$ East along the said west line 151.33 feet to a point 50 feet northerly, measured at right angles, from the center line of the Main Track of the Chicago and Northwestern Transportation Company, as said Main Track is now located; thence South $81^{\circ} 50' 00''$ West parallel with said Main Track center line 716.35 feet to the place of beginning; thence continue on the same line 148.68 feet to a point 9 feet distant Northerly, measured at right angles, from the center line of the side track of the Chicago and Northwestern Transportation Company, as track is now located, said point hereinafter referred to a Point "A"; thence westerly, parallel with said side track center line to a point bearing South $83^{\circ} 12'$ West 460.00 feet; thence South $08^{\circ} 10'$ East 10.97 feet to a point 50 feet northerly, measured at right angles from the center line of the said Main Track; thence South $81^{\circ} 50' 00''$ West parallel with the said center line 374.79 feet to the easterly line of C. T. H. "D"; thence North $43^{\circ} 32' 11''$ West along the said easterly line 183.47 feet to the south line of Railroad Street; thence North $81^{\circ} 50' 00''$ East along the said south line 1089.63 feet; thence South $08^{\circ} 10' 00''$ East 149.83 feet to the place of beginning.

PARCEL 1:

That part of Lot 15, Block 4, Original Plat of the Village of Bonduel, Shawano County, Wisconsin, bounded and described as follows: Beginning at the Southern-most corner of Lot 46, East Meadows Subdivision, Village of Bonduel; thence North $58^{\circ} 06' 17''$ West along the southerly line of East Green Bay Street (S. T. H. 29), 383.75 feet to the place of beginning; thence continue on the same line 91.25 feet; thence North $31^{\circ} 55' 50''$ East 240.09 feet; thence South $58^{\circ} 06' 17''$ East 88.26 feet; thence South $31^{\circ} 13' 03''$ West 240.11 feet to the place of beginning.

Also,

That part of Lot 15, Block 4, Original Plat of the Village of Bonduel, and also part of Lot 45, East Meadows Subdivision, Village of Bonduel, Shawano County, Wisconsin, bounded and described as follows: Commencing at the Southern-most corner of Lot 46, of the said East Meadows Subdivision; thence North $58^{\circ} 06' 17''$ West along the southerly line of East Green Bay Street (S. T. H. 29), 191.75 feet to the place of beginning; thence continue on the same line 192.00 feet; thence North $31^{\circ} 13' 03''$ East 240.11 feet; thence South $58^{\circ} 06' 17''$ East 313.11 feet; thence South $31^{\circ} 21' 56''$ West 58.91 feet; thence North $58^{\circ} 12' 18''$ West 118.52 feet; thence South $31^{\circ} 59' 15''$ West 180.98 feet to the place of beginning.

Also,

That part of Lot 15, Block 4, Original Plat of the Village of Bonduel, and also part of Lot 45, and all of Lot 46 East Meadows Subdivision, Village of Bonduel, Shawano County, Wisconsin, bounded and described as follows: Beginning at the Southern-most corner of Lot 46, of the said East Meadows Subdivision; thence North 58° 06' 17" West along the Southerly line of East Green Bay Street (S. T. H. 29), 191.75 feet; thence North 31° 59' 15" East 180.98 feet; thence South 58° 12' 18" East 118.52 feet; thence North 31° 21' 56" East 58.91 feet; thence South 58° 06' 17" East 73.89 feet to the westerly line of Washington Street; thence South 31° 59' 36" West along the said westerly line 240.09 feet to the place of beginning.

PARCEL 4:

That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 26 North, of Range 17 East, Shawano County, Wisconsin, described as follows: Commencing at the Southeast corner of the said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence North along the East line thereof 138 feet; thence Northeasterly on a line drawn at right angles to the center line of the Main Track of the Chicago and North Western Railway Company, 270 feet, more or less, to a point 100 feet Southwesterly, measured at right angles, from said Main Track center line (which point is designated herein for reference purposes as "Point A"); thence Southeasterly parallel with said Main Track center line, 450 feet, more or less, to the South line of said Section 5; thence East along the South line of Section 5, to a point 50 feet Southwesterly, measured radially from the aforesaid Main Track center line; thence Northwesterly parallel with said Main Track center line, 250 feet; thence Northwesterly along a straight line, 300 feet to a point on the Southeasterly extension of a line that is parallel with and 8.5 feet Southwesterly, measured at right angles from the center line of the tangent segment which generally parallels the said Main Track center line of a side track of said Railway Company, known as Spur track I. C. C. No. 10; thence Northwesterly along said parallel line, a distance of 730 feet to the place of beginning; thence continue on the same line 160 feet; thence angle 90° 00' to the left 100 feet; thence angle 90° 00' to the left 160 feet; thence angle 90° 00' to the left 100 feet to the place of beginning.

Tax Parcel Numbers

Parcel 1:

108-40050-0250

108-40050-0266

Parcel 2:

108-36130-0100

Parcel 3:

107-70050-0820

107-70050-0830

107-50050-0400

107-50050-0410

Parcel 4:

022-5330-0030

property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, James Wesener asserts that he/she is duly authorized to sign this document on behalf of Mid-County Cooperative.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 30 day of March, 2000.

Signature: James Wesener

Printed Name: JAMES WESENER

Title: President Mid County Coop

Subscribed and sworn to before me this 30th day of March, 2000

Lynn M. Bart
Notary Public, State of Wisconsin
My commission expires 6-16-2002

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Growmark Incorporated.

EXHIBIT A

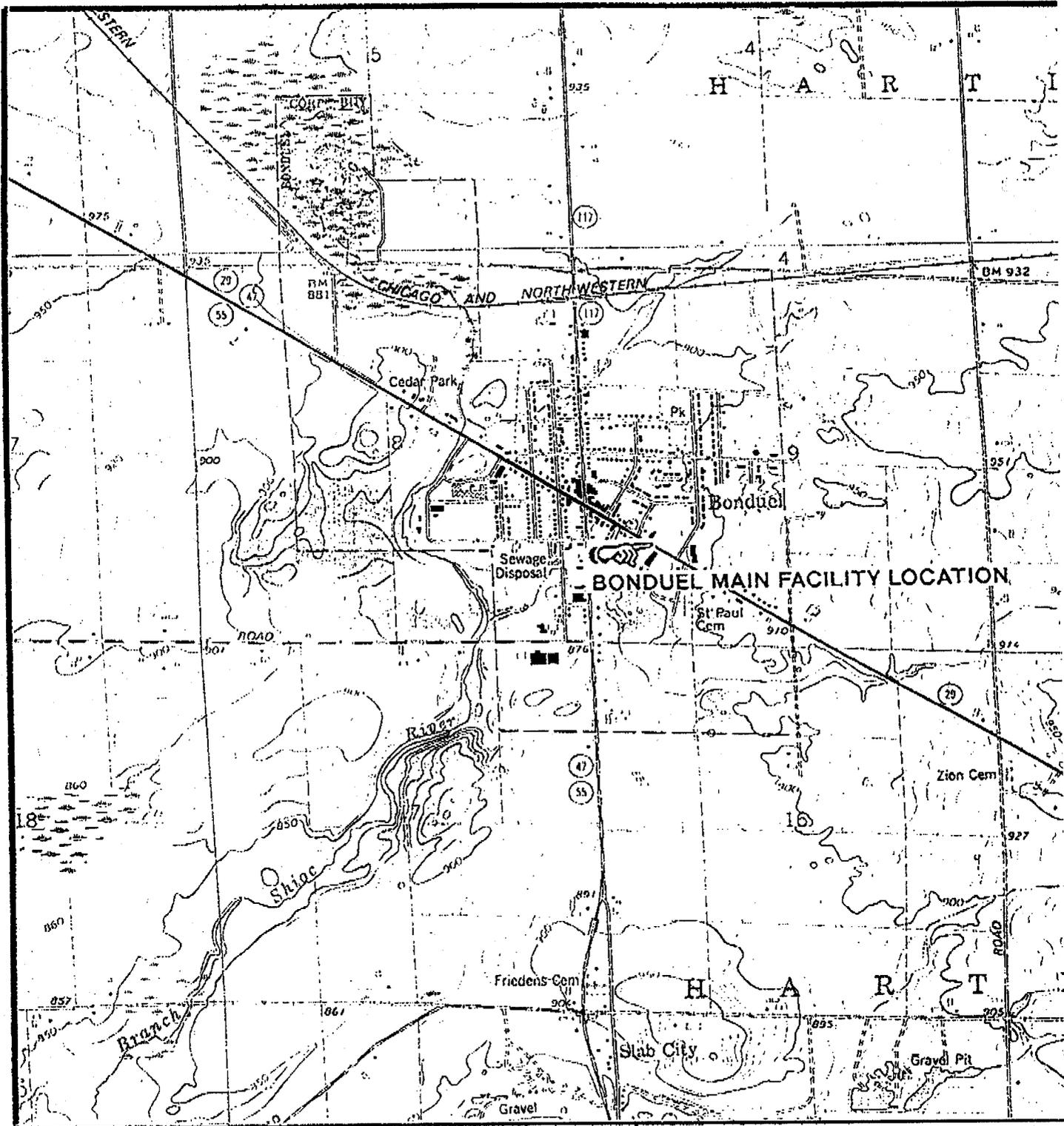
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BONDUEL MAIN FACILITY LOCATION

Sites are located in the S 1/2 of the SW 1/4 of Section 5, T 26N, R 17E and the SW 1/4 of Section 9, T 26N, R 17E, City of Bonduel, Shawano County, Wisconsin

Base maps obtained from Coeli and Bonduel, Wisconsin 7.5 minute USGS topographic quadrangle maps (1974 & 1974)



QUADRANGLE LOCATION



SCALE: 1" = 2000'

Mid-Lakes FS Cooperative

Route 29 - Green Bay Street

Bonduel, Wisconsin

VICINITY MAP

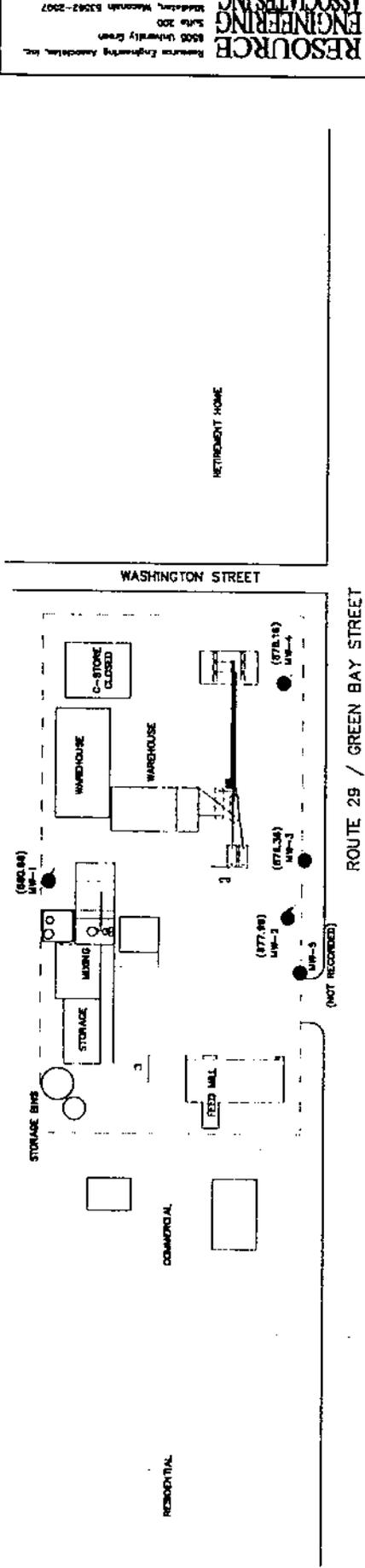
RESOURCE ENGINEERING ASSOCIATES, INC.

Date:	Project #	
FEB 1998	940015.4	FIGURE 1

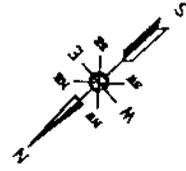
EXHIBIT B

REVISIONS

FORMER MID-LAKES FS CO-OP FACILITY
CURRENT MID COUNTY CO-OPERATIVE FACILITY



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- NOTES**
- 1) All dimensions and locations are approximate and are based on limited field measurements, aerial photographs, and a general Site Base Map provided by Crowlark.
 - 2) Monitoring wells MW-1 to MW-5 installed for LUST Remedial Investigation. MW-13 was installed for Agri-Chemical Investigation (DATCP). MW-13 is will be included in sampling of LUST parameters per DNR request.
 - 3) Water table contours generated using Surfer Contouring Program Software.
 - 4) Groundwater elevations collected by RECA on June 24, 1999.
 - 5) See Report of analytical groundwater sampling results.
 - 6) Monitoring well MW-13 was not sampled due to being a "dry" well.
 - 7) See Figure 1 for Site location relative to Bonduel, Wisconsin.
 - 8) See Figure 3 for Surfer Water Table Contour Map Output.

- LEGEND**
- MW-4
 - MW-13
 - (MW-1)
 - APPROXIMATE DIRECTION OF GROUNDWATER
- APPROXIMATE LOCATION OF FORMER UST's (FOUR REMOVED)
- APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELL INSTALLED AS PART OF LUST INVESTIGATION (4 WELLS)
- APPROXIMATE LOCATION OF EXISTING GROUNDWATER MONITORING WELL INSTALLED FOR AGRI-CHEMICAL INVESTIGATION (DATCP)
- WATER TABLE ELEVATION (JUNE 24, 1999)

SCALE: 1" = 100'

RECA ENGINEERING ASSOCIATES, INC.
6000 University Drive
Suite 200
Madison, Wisconsin 53707-2907
P: 608-271-8283 F: 608-271-8284

EXISTING SITE CONDITIONS MAP & MONITORING WELL LOCATIONS
1/4 GROUNDWATER MONITORING
FORMER MID-LAKES FS COOPERATIVE
BONDUEL FS FACILITY
242 EAST GREEN BAY ROAD BONDUEL WI
DATE: JULY 1999
Drawing No. 7
Contract No. 3
PROJECT NO. 94-40013.8

TABLE 3
 LABORATORY ANALYTICAL RESULTS - GROUNDWATER
 UST PARAMETERS

LOCATION	LEAD #G/L	BENZENE #G/L	ETHYLBENZENE #G/L	MTBE #G/L	TOLUENE #G/L	1,2,4-TRI #G/L	1,3,5-TRI #G/L	XYLENES #G/L	GRO #G/L	DRO #G/L
July 27, 1994										
MV-1	<0.0030	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50	<0.10
MV-2	0.0058	14.2	1.8	<1.0	4.2	36	8.2	7.2	1300	1.2
MV-2B	0.0068	15.2	1.5	<1.0	4.4	40	9.0	7.9	1400	1.4
MV-3	<0.0030	4.64	<1.0	1.7	<1.0	<1.0	<1.0	1.2	55	0.16
MV-3	<0.0030	<1.0	<1.0	2.3	<1.0	<1.0	<1.0	<3.0	<50	<0.10
MV-4B	<0.0030	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50	<0.10
November 16, 1994										
MV-5	-	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50	0.27
MV-5 DUPLICATE	-	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50	0.24
FIELD BLANK	-	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<50	<0.10
TRIP BLANK	-	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	-	-

MTBE methyl-t-butyl ether
 GRO gasoline range organics
 DRO diesel range organics
 #G/L micrograms per liter

- not analyzed
 TRI trimethylbenzene
 mg/L milligrams per liter

Note: Concentrations above non-detect levels have been highlighted, concentrations above NR 140 Groundwater Quality Standards have light highlighting and are in bold.

