# GIS REGISTRY
## Cover Sheet

July, 2008
(RR 5367)

## Source Property Information

CLOSURE DATE: Sep 7, 2010

**BRRTS #:** **03-61-321333**

FID #: NA

ACTIVITY NAME: HOLY ROSARY SCHOOL

DATCP #: NA

PROPERTY ADDRESS: 424 CEDAR ST

COMM #: NA

MUNICIPALITY: MEDFORD

PARCEL ID #: 251018550000

***WTM COORDINATES:**

X: **492481** Y: **518035**

** 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")*

- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

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

### Land Use Controls:

- [ ] Soil: maintain industrial zoning *(220)*

  *(**note:** soil contamination concentrations between residential and industrial levels)*

- [x] 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 or economic development corporation)*

**Monitoring wells properly abandoned?** *(234)*

( ) Yes ( ) No (●) N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

# GIS Registry Checklist



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 #: 03-61-321333 PARCEL ID #: 251018550000

ACTIVITY NAME: HOLY ROSARY SCHOOL WTM COORDINATES: X: 492481 Y: 518035

## CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- [x] **Closure Letter**
- [ ] **Maintenance Plan** (*if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.*)
- [ ] **Conditional Closure Letter**
- [ ] **Certificate of Completion (COC)** for VPLE sites

## SOURCE LEGAL DOCUMENTS

- [x] **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.*
- [x] **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: --**
- [x] **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 8.5 x 14 inches unless the map is submitted electronically.

- [x] **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 Vicinity Map**
- [x] **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**
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, <u>this map is to show the location of all contaminated soil and a single contour</u> 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: Area of Residual Soil Contamination Greater than NR 720RCL**

BRRTS #: 03-61-321333 ACTIVITY NAME: HOLY ROSARY SCHOOL

## 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 #: 3a** **Title: Cross Section A - A'**

**Figure #: 3b** **Title: Cross Section B - B'**

☐ NA **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 #:** **Title:**

☐ NA **Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #:** **Title:**

**Figure #:** **Title:**

## TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 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 #: 1** **Title: Summary of Soil Analytical Results**

☒ **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 #: 2** **Title: Summary of Groundwater Analytical Results**

☐ NA **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 #:** **Title:**

## 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 #: 03-61-321333 ACTIVITY NAME: HOLY ROSARY SCHOOL

## NOTIFICATIONS

**Source Property**

NA ☐ **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**

NA Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

☐ **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.*

NA ☐ **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 \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
John Gozdzialski, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-3349
Telephone 715-365-8900
FAX 715-365-8932
TTY Access via relay - 711

September 7, 2010

Mr. Rick Spanbauer
Holy Rosary Church
424 Center Street
Medford, WI 54451

SUBJECT: Final Case Closure with Continuing Obligations
Holy Rosary Church 424 Center Street, Medford, WI
WDNR BRRTS Activity #: 03-61-321333

Dear Mr. Spanbauer:

On September 2, 2010, the Wisconsin Department of Natural Resources (Department) Northern Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

The Department reviewed the case closure request regarding the petroleum contaminated soil at this site. Based on the correspondence and data provided, it appears that your case meets the closure requirements in ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time. However, you and future property owners must comply with certain continuing obligations as explained in this letter.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program's GIS Registry.. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- If a structural impediment that obstructed a complete site investigation or cleanup is removed or modified, additional environmental work must be completed

This letter and information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm. If the property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior 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. This form can be obtained on-line http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Residual Soil Contamination

Residual soil contamination remains east of the current school building beneath the parking lot as indicated on Figure 4: Area of Residual Soil Contamination ≥ NR 729 RCL prepared by REI on August 24, 2010 and included in the information submitted to the Department of Natural Resources. If soil in the specific locations described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual 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.

Structural Impediments

Structural impediments existing at the time of cleanup, the Holy Rosary School building specifically the Social Center as identified on Figure 2B: Site Overview Map prepared by REI, made remediation of the soil contamination on this property impracticable. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are to be removed, the property owner shall notify the Department of Natural Resources before removal and conduct an investigation of the degree and extent of petroleum contamination remaining. If contamination is found at that time, the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual 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 statutes 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 during excavation activities to prevent a health threat to humans.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. You must pass on the information about these continuing obligations to the next property owner or owners. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department 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 or this case may be reopened pursuant to s. NR

726.09, Wis. Adm. Code. The Department intends to conduct inspections in the future to ensure that the conditions included in this letter.
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.

The Department 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 John Sager at (715) 365-8959.

Sincerely,

John Robinson, Team Supervisor
Northern Region Remediation & Redevelopment Program

Attachment: Figure 2B: Site Overview Map
Figure 4: Area of Residual Soil Contamination ≥ NR 720 RCL
RR-819

cc: Mr. Matt Rahn, REI, Inc.

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

LEGEND

0 100

SCALE: 1" = 100'

PROPERTY BOUNDARY

N

NOTE:
MAP BASED ON INFORMATION OBTAINED FROM TAYLOR COUNTY GIS WEB PAGE. REI PERFORMED NO FIELD SURVEY.

*REI Engineering, INC.*

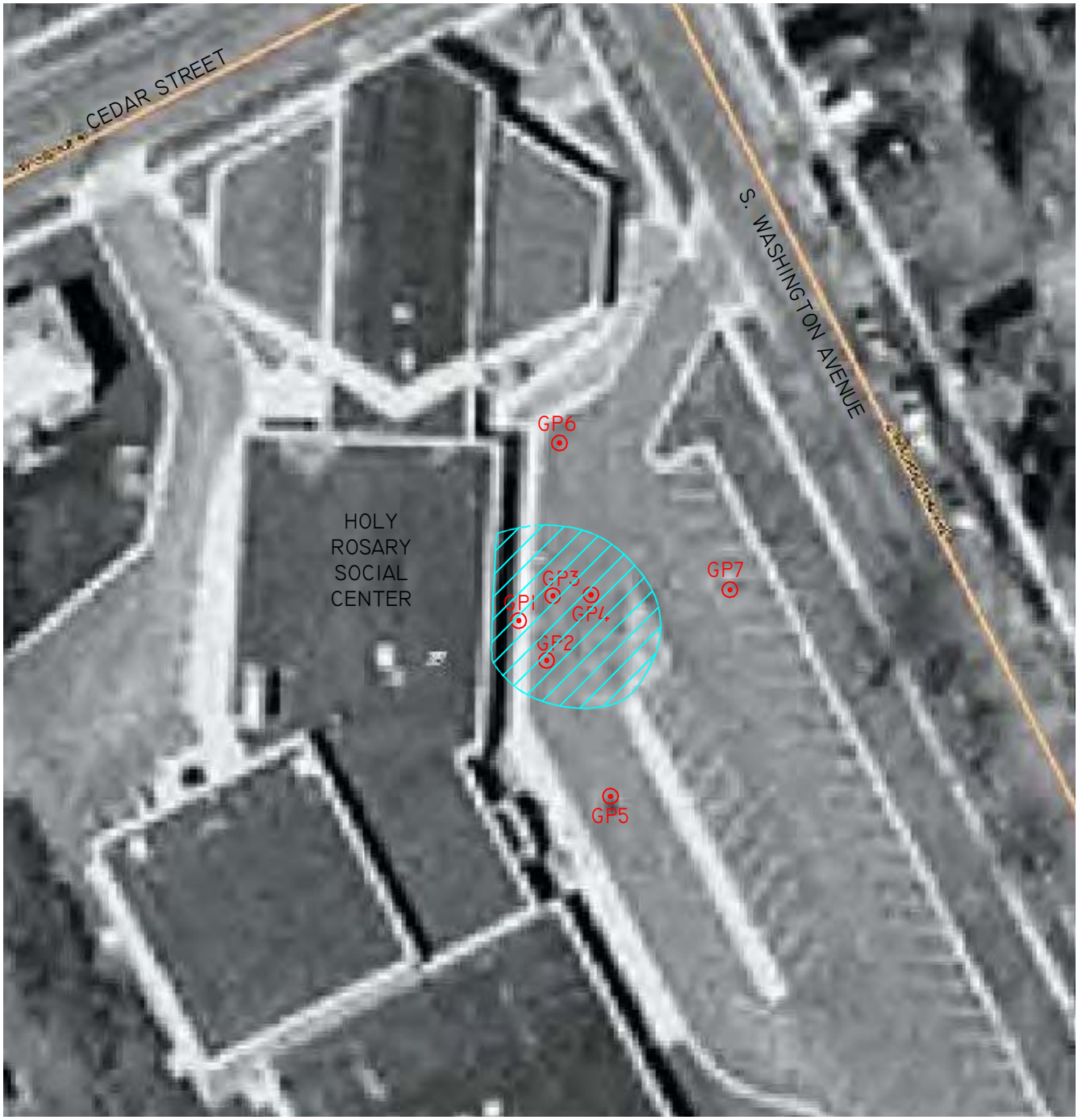
HOLY ROSARY SOCIAL CENTER
424 CEDAR STREET
MEDFORD, WISCONSIN 54451

FIGURE 2B : SITE OVERVIEW MAP

| PROJECT NO. | DRAWN BY: | DATE: |
|---|---|---|
| 5154 | NAP | 11/17/2009 |

DRAWING FILE: J:\DRAFTING\5154-HOLY ROSARY\DWG\5154-SITE-OVERVIEW.DWG LAYOUT: SITE-OVERVIEW PLOTTED: JAN 29, 2010 - 1:57PM PLOTTED BY: NATHANP

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING




LEGEND

0 50

SCALE: 1" = 50'

AREA OF SOIL CONTAMINATION

GEOPROBE SOIL BORING

N

NOTE:
MAP BASED ON INFORMATION OBTAINED FROM TAYLOR COUNTY GIS WEB PAGE. REI PERFORMED NO FIELD SURVEY.

*REI Engineering, INC.*

HOLY ROSARY SOCIAL CENTER
424 CEDAR STREET
MEDFORD, WISCONSIN 54451

FIGURE 4 : AREA OF RESIDUAL SOIL CONTAMINATION ≥ NR 720RCL

| PROJECT NO. | DRAWN BY: | DATE: |
|---|---|---|
| 5154 | TAW | 11/11/2009 |

DRAWING FILE: J:\DRAFTING\5154-HOLY ROSARY\DWG\5154-SOIL_CONTAM.DWG LAYOUT: SITE PLOTTED: Nov 20, 2009 - 1:26PM PLOTTED BY: TODDW

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

LEGEND

0 100

SCALE: 1" = 100'

PROPERTY BOUNDARY

N

NOTE:
MAP BASED ON INFORMATION OBTAINED FROM TAYLOR COUNTY GIS WEB PAGE. REI PERFORMED NO FIELD SURVEY.

*REI Engineering, INC.*

HOLY ROSARY SOCIAL CENTER
424 CEDAR STREET
MEDFORD, WISCONSIN 54451

FIGURE 2B : SITE OVERVIEW MAP

| PROJECT NO. | DRAWN BY: | DATE: |
|---|---|---|
| 5154 | NAP | 11/17/2009 |

DRAWING FILE: J:\DRAFTING\5154-HOLY ROSARY\DWG\5154-SITE-OVERVIEW.DWG LAYOUT: SITE-OVERVIEW PLOTTED: JAN 29, 2010 - 1:57PM PLOTTED BY: NATHANP

Quit Claim

2294

This Indenture, Made this twenty sixth day of September in the year of our Lord One thousand eight hundred and Ninety two between James Schwebach of the County of La Crosse State of Wisconsin of the first part and the Catholic Congregation of Our Lady of the Rosary a Corporation of the County of Taylor and State of Wisconsin of the second part Witnesseth That the said party of the first part for and in Consideration of the sum of two Dollars to him in hand paid by the party of the second part, the receipt of which is hereby acknowledged does hereby give grant, bargain sell remise release and quit claim unto the said party of the second part itself and its successors and assigns forever, the following described premises and real estate lying and being in the County of Taylor State of Wisconsin to wit: Commencing at a point in the Center of Hagen and West Third Street, thence running Southerly in the Center of said West Third Street One hundred and Eighty three (183) feet, thence Westerly on a line paralleled to Cedar Street or Highway three hundred and thirty three feet (333), thence Northerly paralleled to West Third Street to the Center of the Street or highway One hundred and Eighty three (183) feet, thence Easterly on Center of Cedar Street or Highway three hundred and thirty three feet (333) to the place of beginning. Containing Altogether forty five thousand feet together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion or reversions remainder and remainders and the issues and profits thereof and all the estate right title interest claim or demand whatsoever of the said party of the first part either in law or equity of and to the above bargained premises, with the hereditaments and appurtenances thereunto belonging.

To Have and to hold the said premises above bargained and described with the appurtenances unto the said party of the second part its successors and assigns forever.

In Witness Whereof the said party of the first part has hereunto set his hand and seal the day and year first above written

Signed Sealed and Delivered in presence of
Paul Geyer
Wm Wild

James Schwebach (Seal)

State of Wisconsin
County of La Crosse } ss

Be it Remembered that on the twenty sixth day of September A.D. 1892 personally came before me the above named Right Reverend James Schwebach D.D. well to me known to be the person who executed the foregoing Deed and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned

(Notarial Seal)

John Kapp Notary Public
La Crosse County Wisconsin

Received for Record at 3 o'clock P.M. October 3rd 1892
Julius Stimm
Register

Affidavit recorded Vol 70 pg 378

Doc # 132.77

Vol 70 Page 521

Vol 19 Page 147

TO

(76.—WARRANTY DEED.—1.)

H. Wendnock & Co., Manufg. Stationers, Milwaukee.

Number 2761

**This Indenture,** Made this Eighteenth day of September, in the year of our Lord, one thousand eight hundred and Eighty Nine BETWEEN P. H. Keating and Mary Keating his wife of Langlade County Wisconsin parties of the first part and ~~party of the first part and~~ The Right Reverend Kilian C. Flasch of La Crosse Wisconsin party of the second part,

**Witnesseth,** That the said parties of the first part, for and in consideration of the sum of One $1.00 Dollar to them in hand paid, by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm, unto the said party of the second part, his heirs and assigns forever,

The following described real estate situated in the County of Taylor and State of Wisconsin to wit: Being a part of the SW¼ of SW¼ of Section 27 Town 31 Range One East. Commencing southerly from Center of Cedar & West Third Street One Hundred and Eighty three 183 feet, thence Westerly parallel with Cedar Street and Highway, Three Hundred and thirty three 333 feet thence southerly One hundred and Two 3/4 (102 3/4) feet thence Easterly parallel with Cedar Street and high way, three hundred and thirty three 333 feet to center of West Third Street. Thence Northerly in center line Center of West Third Street One Hundred and two 3/4 (102 3/4) feet to place of beginning Containing (34 215 3/4) Square feet more or less, According to Survey, Also the following the following tract of land situated in the SW¼ of SW¼ of Sec 27 Town 31, Range 1, Easty and the N W¼ of the N W¼ of Sec 34 Town 31 Range 1, East. Running Southerly from Center of Cedar and West third Street on West third 535 feet and ten inches to a place of beginning thence Southerly on Center of West third Street 27 feet to the 1/8 post, thence South on 1/8 line 5 0/8, and five inches thence West parallel with Section line 354 feet thence North parallel with 1/8 line 40 8, feet thence Easterly parallel with Cedar Street and Highway 385 feet to place of beginning Containing (15 937) Square feet.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and all the estate, right, title, interest, claim, or demand whatsoever, of the said parties of the first part, either in Law or Equity, either in possession or expectancy of, in and to, the above bargained premises, and their Hereditaments and Appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the Hereditaments and Appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

AND THE SAID Parties of the first part for themselves and their heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents they were well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof they will forever WARRANT AND DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

Julius Steinman
John Riedl

P. H. Keating [SEAL.]
Mary Keating [SEAL.]
[SEAL.]

STATE OF WISCONSIN,
COUNTY OF Taylor } ss.

BE IT REMEMBERED, That on the 18th day of September A. D. 1889 personally came before me the above named P. H. Keating and Mary Keating to me known to be the persons who executed the above Deed, and acknowledged the same to be their free act and deed, for the uses and purposes therein mentioned.

SEAL.

Received for Record at 1 25 o'clock P. M. November 11th A. D. 1889.
Julius Steinman Register

Julius Steinman
Register of Deeds
Taylor Co Wis

NUMBER
120576

This Indenture, Made by Mr. Clarence F. Dickopf single of St. Paul, Ramsey Co., Minn

grantor of St. Paul, Ramsey Co., Minn., to

Catholic Congregation of Our Lady of the Rosary Medford, Wis.

grantee of Taylor Co. County, Wisconsin, for

the sum of One Dollar and a monthly payment of Twenty five Dollars to to Peter Dickopf, Medford, Wis, as long as he lives

the following tract of land in Taylor County, State of Wisconsin:

Beginning at a point on the centre line of West 3d Street in McCartney and Wehens Addition in the village (now city of Medford, Wis. 265 ½ feet southerly from the centre line of Cedar and West 3d Street, thence westerly paralell to Cedar Street 333 feet, thence southerly paralell to West 3d Street 122 feet to section line between section 34 and 27, thence south paralell one eigth 1/8 line 152 feet, thence easterly paralell to Cedar street 380 feet to center line of West 3d Street, thence northerly on said line 258 feet and to place of beginning, excepting therefrom and reserving for highway purposes all such part of said premises that are or may be within the limits of West 3d Street above mentioned.

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IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal this 13th day of Jan., A. D., 19 45.

Signed and Sealed in Presence of

H. E. Truen

S. M. Torgersen

Clarence F. Dickopf (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ~~WISCONSIN~~ Minn.
Ramsey County. } ss.

Personally came before me, this 13th day of Jan., A. D., 19 45,

the above named Clarence F. Dickopf

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

Received for Record this 16 day of Jan. A. D., 19 45, at 3:25 o'clock P. M.

G. A. Gowey Register of Deeds.

Deputy

NOTARY SEAL

Holley E. Truen Notary Public. Ramsey Minn. County, ~~WIS~~

My Commission expires October 5 A. D., 19 1950

MBER

133

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This Indenture, Made by Howard Ferguson and Mary Ferguson, individually and as husband and wife

grantors, of Ashland County, Wisconsin, hereby convey and warrants to

Catholic Congregation of Our Lady of the Rosary

grantees, of Taylor County, Wisconsin, for

the sum of Fifty ($50.00) -- Dollars

the following tract of land in Taylor County, State of Wisconsin:

Beginning at a point on center line of West 3rd St. in McCartney.Wheelan's Addition to Medford, Wisconsin, 538 feet, 10 inches southeasterly from the point where said line intersects Center Line of Cedar Street, running thence southeasterly on said center line 27 feet to 1/8 post on Section line between Sections 27 and 34 in Township No. 31, North, Range One (1) East, thence South on 1/8 line 654 $\frac{54}{100}$ feet, thence West at right angles (parallel to section line) 354 feet, thence North parallel to 1/8 line 526 $\frac{12}{100}$ feet, thence northeasterly on a straight line to place of beginning.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals this 26th day of April, A. D., 19 45.

Signed and Sealed in Presence of

Theodore Penn

Virginia Van Vlack

Howard Ferguson (SEAL)

Mary Ferguson (SEAL)

(SEAL)

(SEAL)

STATE OF WISCONSIN, } ss.
Taylor County,

Personally came before me, this 26th day of April, A. D., 1945.

the above named Howard Ferguson and Mary Ferguson, individually and as husband and wife

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Received for Record this 30th day of April A. D., 19 45, at 2 30 o'clock P. M.

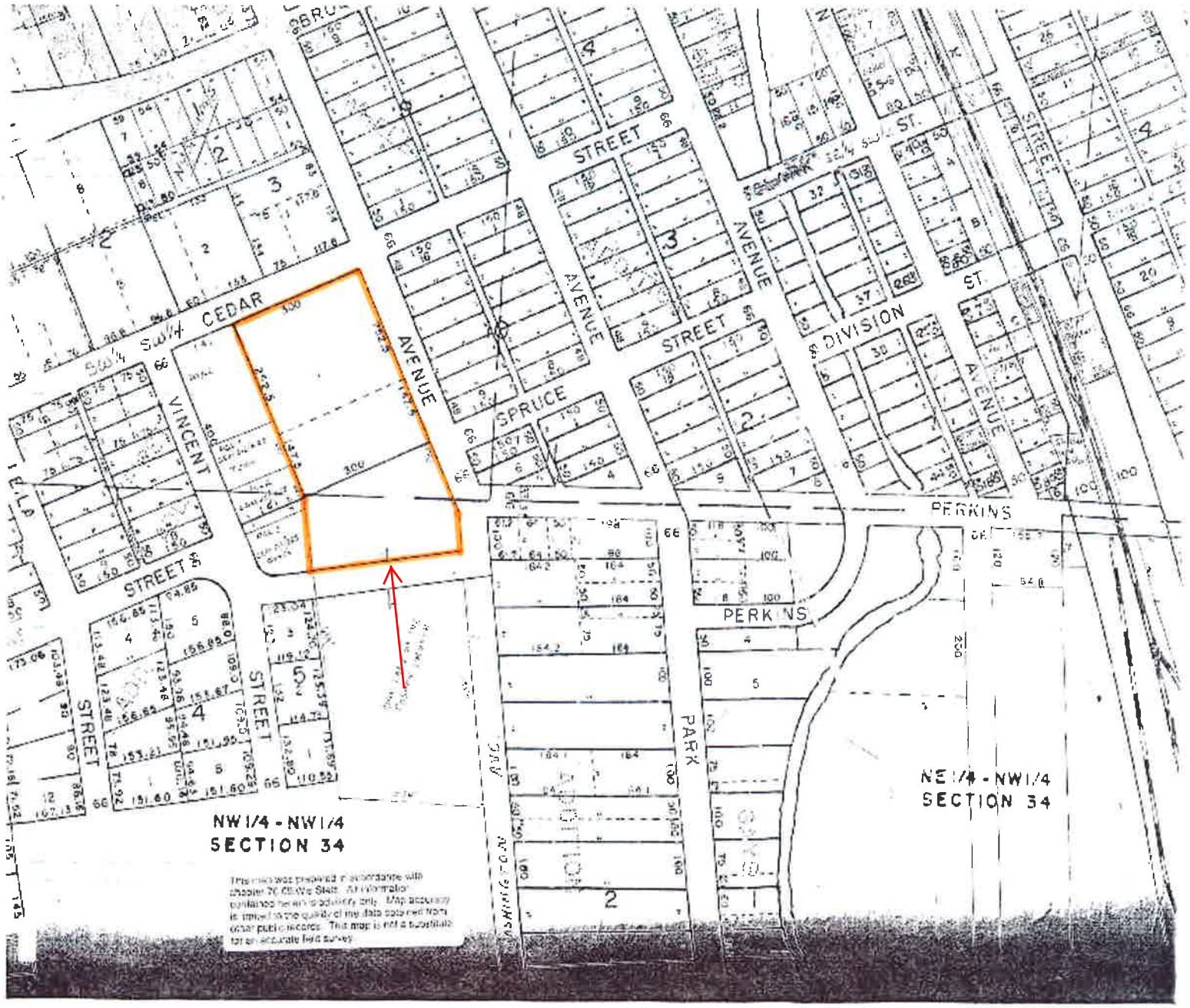
G. A. Gowey Register of Deeds, Deputy.

Notary SEAL

Notary Public, Theodore Penn Ashland County, Wis.

My Commission expires 6/20/ A. D., 19 48

= Property boundary



RECEIVED
NOV 19 2009

November 13, 2009

Re: Holy Rosary School
WDNR BRRTS # 03-61-321333
424 Cedar Street
Medford, WI 54451

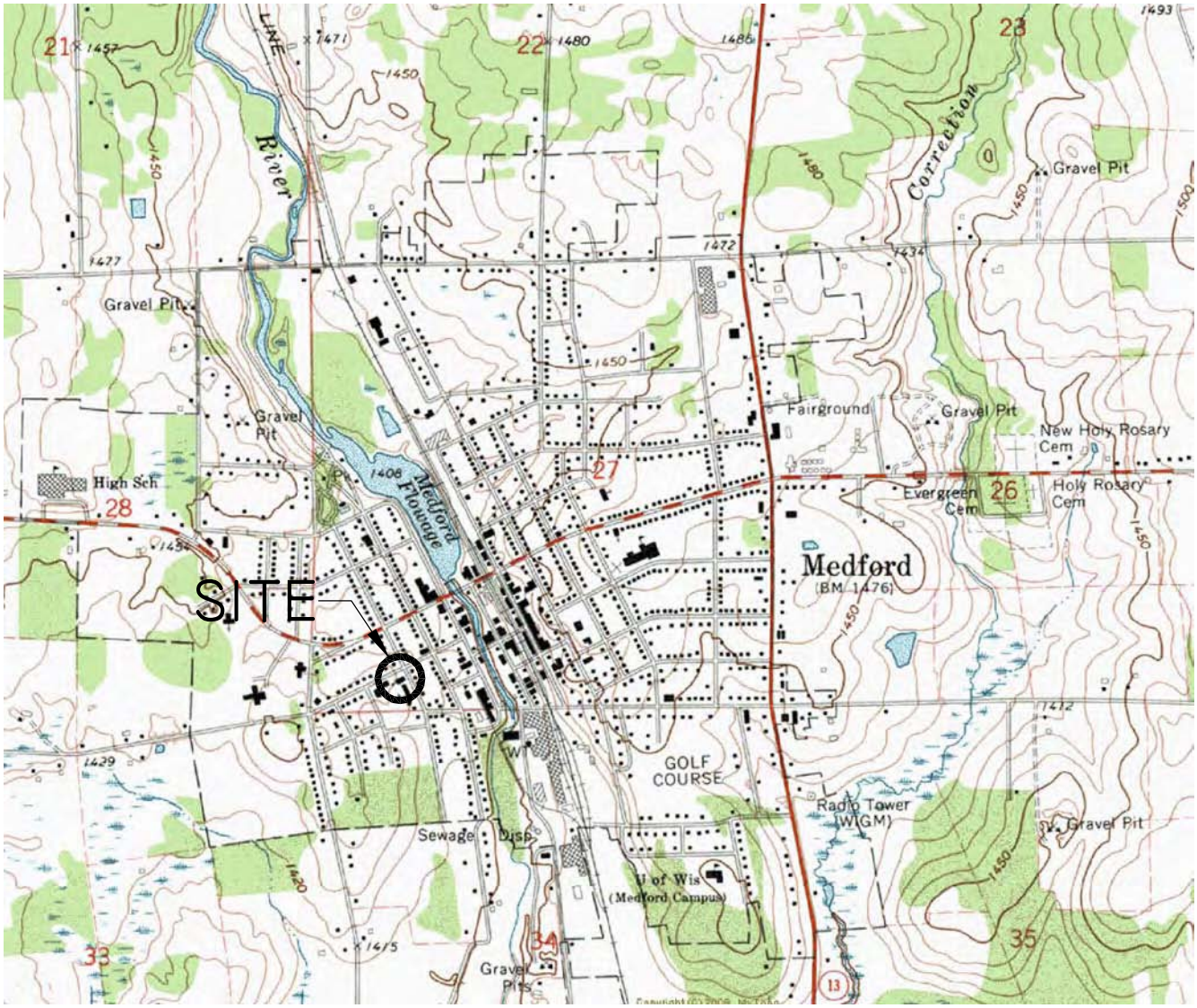
**Part of the SW ¼ of the SW ¼ of Section 27 and Part of the NW ¼ of the NW ¼ of Section 34, Township 31 North, Range 1 East, beginning at the intersection with the west line of Washington Street and the south line of Cedar Street, West 300 feet; South 381 feet; Southerly 654 feet to Ip; Easterly 354 feet North on the centerline of Washington Street 654 feet to the centerline of Perkins Street; west to the west line of Washington Street; North 538 feet to the Point of Beginning City of Medford, Taylor County, Wisconsin.**

I have reviewed the above referenced legal description, and hereby certify that it is correct for the Holy Rosary School site.

Rev. Gerard I. Willger Date 11/17/09
Signature

Rev. Gerard I. Willger.
Printed Name

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING




SCALE 1:24 000

1 ½ 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

QUADRANGLE LOCATION

UTM GRID AND 1969 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

MEDFORD, WIS.
NE/4 MEDFORD 15' QUADRANGLE
N4507.5—W9015/7.5
1969

*REI Engineering, INC.*

HOLY ROSARY SOCIAL CENTER
424 CEDAR STREET
MEDFORD, WISCONSIN 54451

FIGURE 1 : SITE VICINITY MAP

| PROJECT NO. | DRAWN BY: | DATE: |
|---|---|---|
| 5154 | TAW | 6/5/2009 |

DRAWING FILE: J:\DRAFTING\5154-HOLY ROSARY\DWG\5154-VICN.DWG LAYOUT: VICN PLOTTED: Nov 20, 2009 - 1:24PM PLOTTED BY: TODDW

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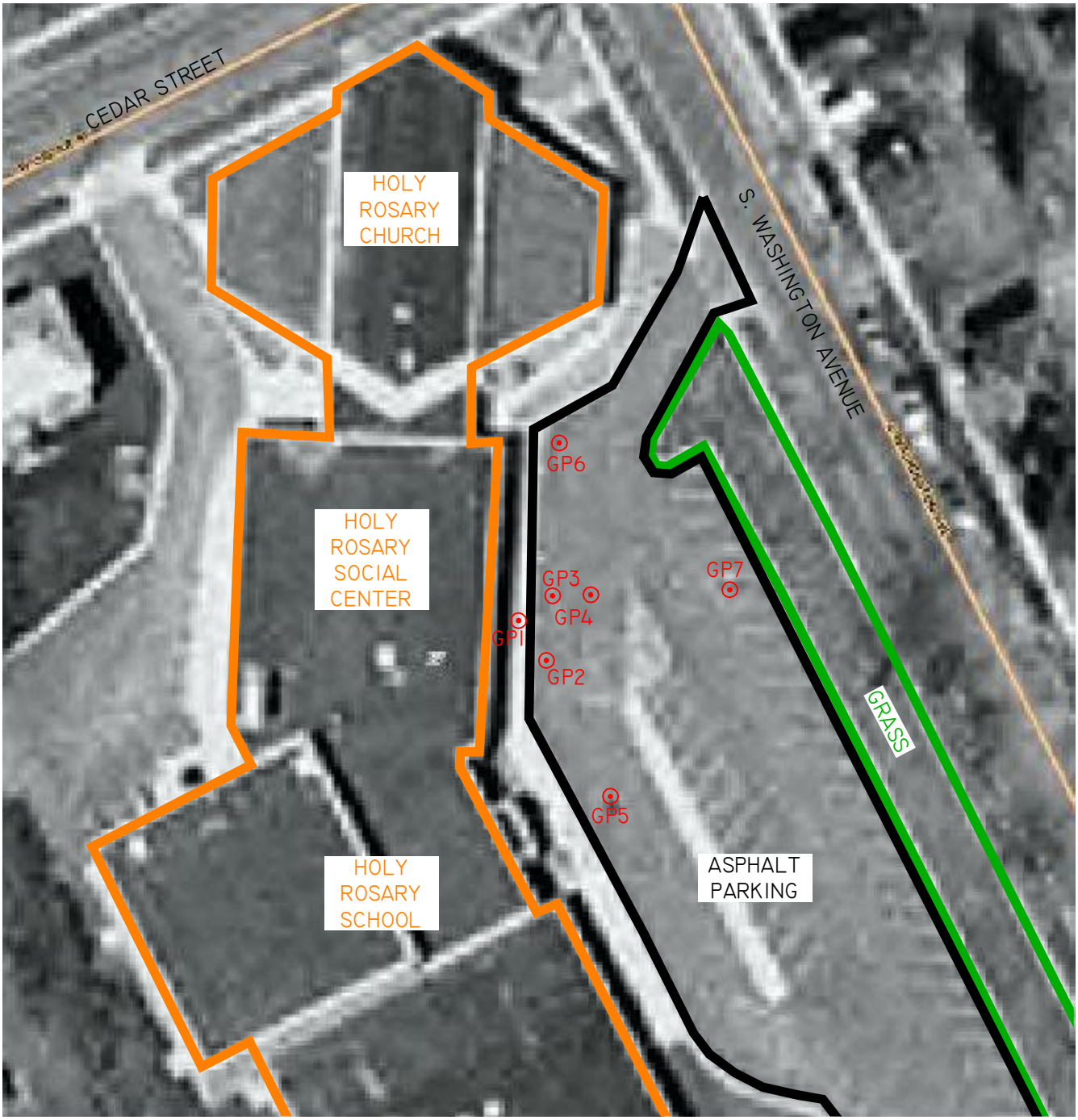


LEGEND

0 50

SCALE: 1" = 50'

GEOPROBE SOIL BORING

N

NOTE:
MAP BASED ON INFORMATION OBTAINED FROM TAYLOR COUNTY GIS WEB PAGE. REI PERFORMED NO FIELD SURVEY.

*REI Engineering, INC.*

HOLY ROSARY SOCIAL CENTER
424 CEDAR STREET
MEDFORD, WISCONSIN 54451

FIGURE 2 : SITE MAP

| PROJECT NO. | DRAWN BY: | DATE: |
|---|---|---|
| 5154 | TAW | 11/11/2009 |

DRAWING FILE: J:\DRAFTING\5154-HOLY ROSARY\DWG\5154-SITE.DWG LAYOUT: SITE PLOTTED: JAN 29, 2010 - 1:56PM PLOTTED BY: NATHANP

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ENGINEERING, SURVEYING

LEGEND

0 100

SCALE: 1" = 100'

PROPERTY BOUNDARY

N

NOTE:
MAP BASED ON INFORMATION OBTAINED FROM TAYLOR COUNTY GIS WEB PAGE. REI PERFORMED NO FIELD SURVEY.

*REI Engineering, INC.*

HOLY ROSARY SOCIAL CENTER
424 CEDAR STREET
MEDFORD, WISCONSIN 54451

FIGURE 2B : SITE OVERVIEW MAP

| PROJECT NO. | DRAWN BY: | DATE: |
|---|---|---|
| 5154 | NAP | 11/17/2009 |

DRAWING FILE: J:\DRAFTING\5154-HOLY ROSARY\DWG\5154-SITE-OVERVIEW.DWG LAYOUT: SITE-OVERVIEW PLOTTED: JAN 29, 2010 - 1:57PM PLOTTED BY: NATHANP

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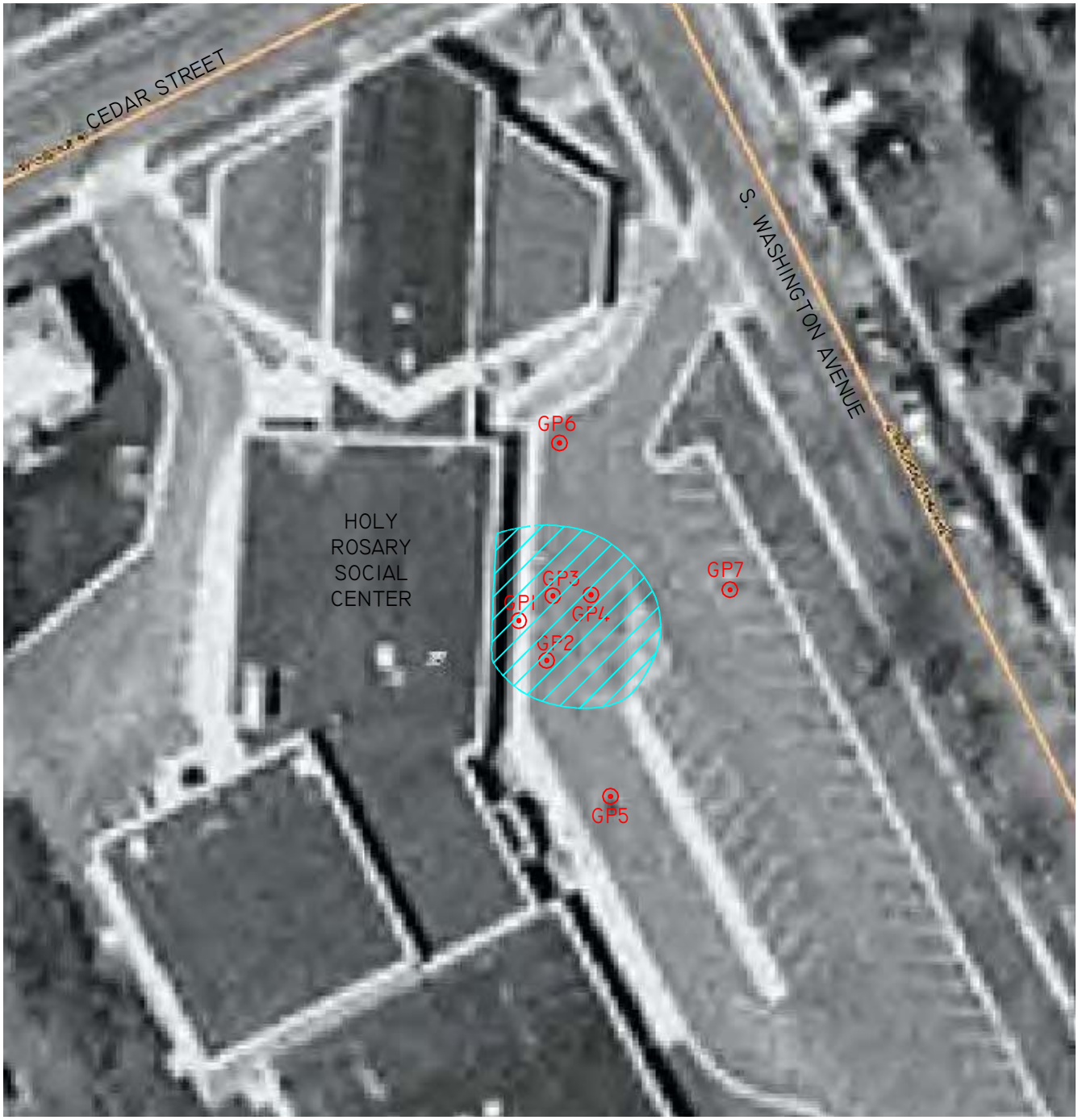
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING




LEGEND

0 50

SCALE: 1" = 50'

AREA OF SOIL CONTAMINATION

GEOPROBE SOIL BORING

N

NOTE:
MAP BASED ON INFORMATION OBTAINED FROM TAYLOR COUNTY GIS WEB PAGE. REI PERFORMED NO FIELD SURVEY.

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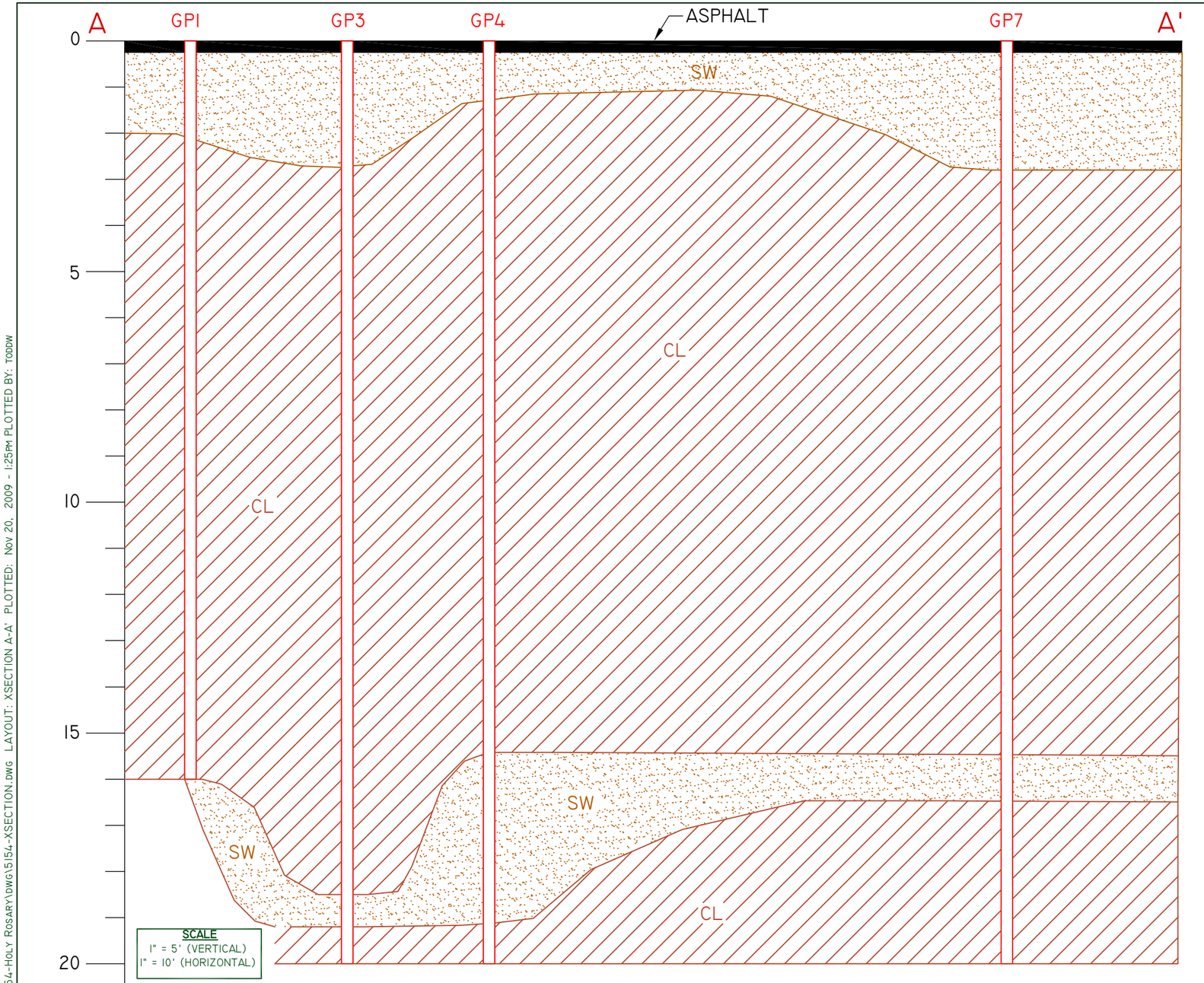
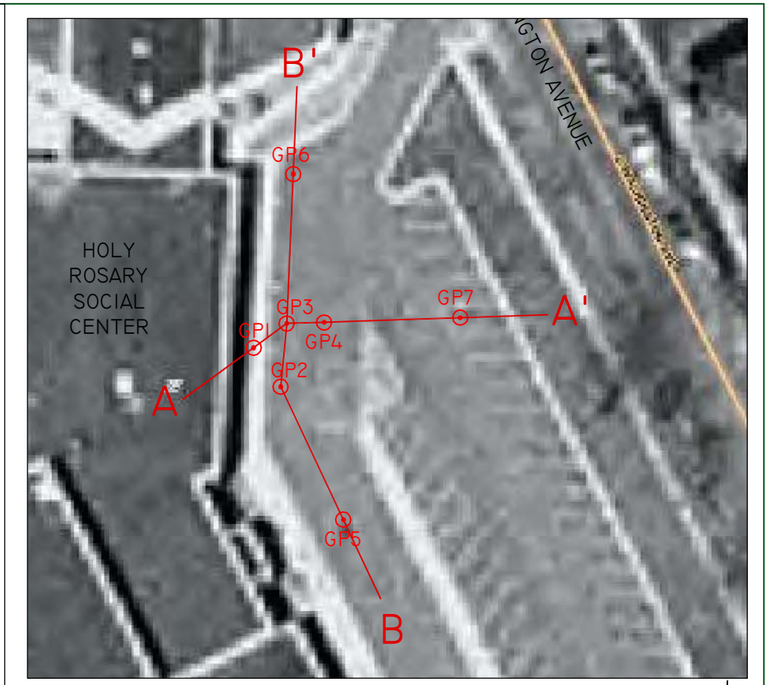
HOLY ROSARY SOCIAL CENTER
424 CEDAR STREET
MEDFORD, WISCONSIN 54451

FIGURE 4 : AREA OF RESIDUAL SOIL CONTAMINATION ≥ NR 720RCL

| PROJECT NO. | DRAWN BY: | DATE: |
|---|---|---|
| 5154 | TAW | 11/11/2009 |

DRAWING FILE: J:\DRAFTING\5154-HOLY ROSARY\DWG\5154-SOIL_CONTAM.DWG LAYOUT: SITE PLOTTED: Nov 20, 2009 - 1:26PM PLOTTED BY: TODDW

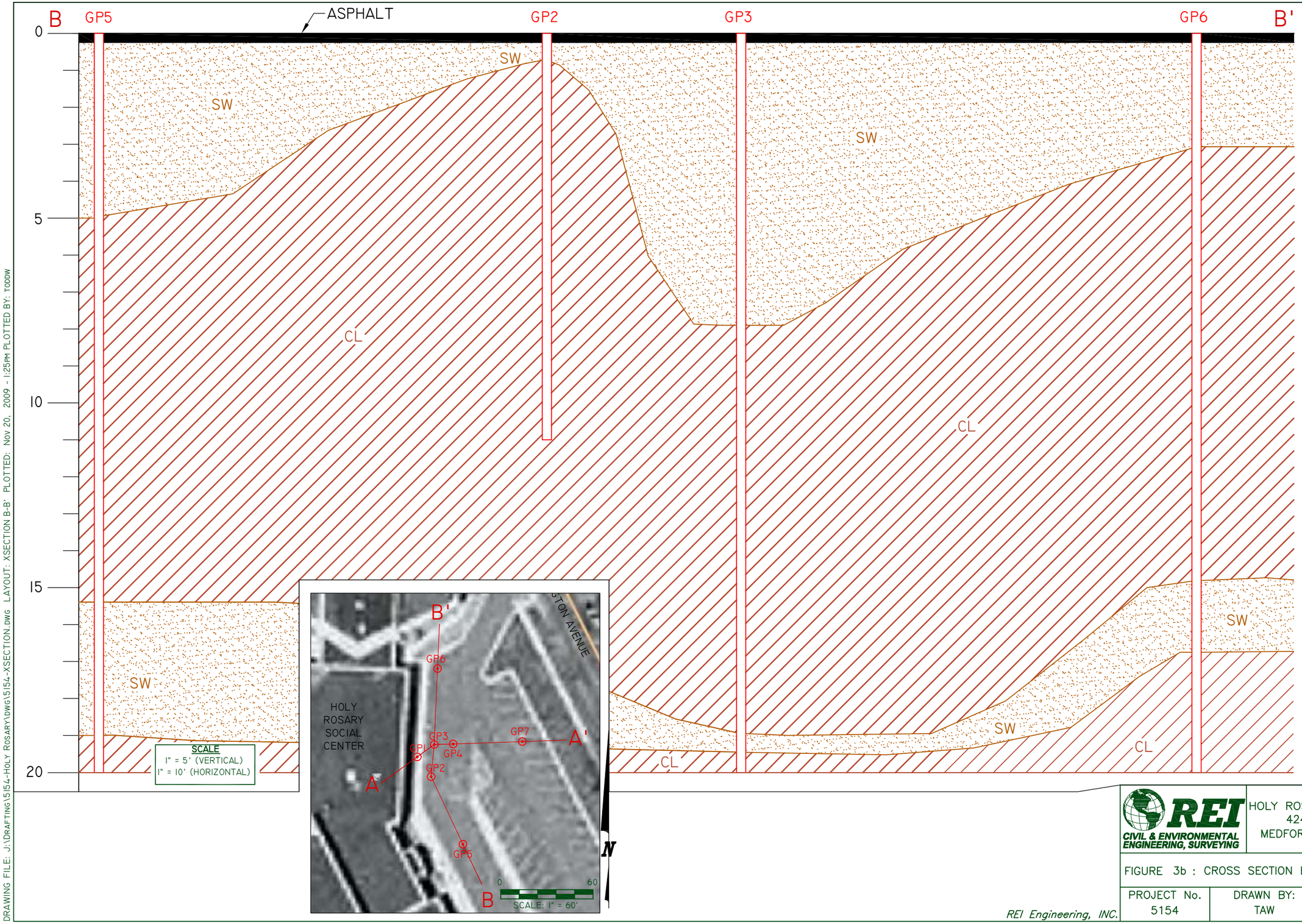



REI Engineering, INC.

| | | |
|---|---|---|
| REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING | HOLY ROSARY SOCIAL CENTER<br>424 CEDAR STREET<br>MEDFORD, WISCONSIN 54451 | |
| FIGURE 3a : CROSS SECTION A – A' | | |
| PROJECT No.<br>5154 | DRAWN BY:<br>TAW | DATE:<br>11/12/2009 |

DRAWING FILE: J:\DRAFTING\5154-HOLY ROSARY\DWG\5154-XSECTION.DWG LAYOUT: XSECTION A-A' PLOTTED: Nov 20, 2009 - 1:25PM PLOTTED BY: TODDW

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HOLY ROSARY SOCIAL CENTER
424 CEDAR STREET
MEDFORD, WISCONSIN 54451

FIGURE 3b : CROSS SECTION B – B'

| PROJECT No. | DRAWN BY: | DATE: |
|---|---|---|
| 5154 | TAW | 11/12/2009 |

DRAWING FILE: J:\DRAFTING\5154-HOLY ROSARY\DWG\5154-XSECTION.DWG LAYOUT: XSECTION B-B' PLOTTED: Nov 20, 2009 - 1:25PM PLOTTED BY: TODDW

**TABLE 1**
**SOIL ANALYTICAL RESULTS**
**HOLY ROSARY SOCIAL CENTER**
**424 CEDAR STREET**
**MEDFORD, WI**

| ***Date-->*** | | | ***5/12/09*** | ***5/12/09*** | ***5/12/09*** | ***5/12/09*** | ***5/12/09*** | ***10/12/09*** | ***10/12/09*** | ***10/12/09*** |
|---|---|---|---|---|---|---|---|---|---|---|
| ***Sample-->*** | | | ***GP-1*** | ***GP-3*** | ***GP-3*** | ***GP-4*** | ***GP-4*** | ***GP-5*** | ***GP-6*** | ***GP-7*** |
| ***Sample Depth--(Feet)>*** | | | ***12-16'*** | ***16-18'*** | ***18-20'*** | ***16-18'*** | ***18-20'*** | ***16-18'*** | ***16-18'*** | ***16-18'*** |
| ***Sampler-->*** | | | ***REI*** | ***REI*** | ***REI*** | ***REI*** | ***REI*** | ***REI*** | ***REI*** | ***REI*** |
| **Detected VOC's (µg/kg)** | **RCL** | **Units** | | | | | | | | |
| Benzene | 5.5 | µg/Kg | <20 | <20 | <17 | <20 | <21 | <21 | <21 | <21 |
| Ethylbenzene | 2,900 | µg/Kg | <23 | <23 | <19 | <22 | <23 | <23 | <23 | <23 |
| Toluene | 1,500 | µg/Kg | <21 | <22 | <18 | <21 | <22 | <21 | <21 | <21 |
| Xylenes (Total) | 4,100 | µg/Kg | <26 | <27 | <22 | <26 | <27 | <26 | <26 | <26 |
| Methly tert Butyl Ether | NS | µg/Kg | <14 | <14 | <12 | <14 | <14 | <14 | <14 | <14 |
| 1,2,4-Trimethylbenzene | NS | µg/Kg | <16 | 1,030 | <14 | 3,980 | <17 | <16 | <16 | <16 |
| 1,3,5-Trimethylbenzene | NS | µg/Kg | <23 | 1,140 | <19 | 3,910 | <23 | <23 | <23 | <23 |
| Naphthalene | NS | µg/Kg | <23 | 1,350 | <19 | 67 | <23 | <23 | <23 | <23 |
| **DRO** | 100 | mg/Kg | <6.03 | **1,520** | <6.02 | **878** | <5.99 | <5.96 | <5.93 | <6.12 |

*Notes:*

RCL - NR 720 Soil Residual Contaminant Level

< - Concentration below listed laboratory detection limit

RCL exceedences are bold

**Bold**

PVOCs - Petroleum Volatile Organic Compounds

NS= no standard

**TABLE 2**
**GROUNDWATER ANALYTICAL RESULTS**
**HOLY ROSARY SOCIAL CENTER**
**424 CEDAR STREET**
**MEDFORD, WI**

| | | ***Date-->*** | ***5/12/09*** |
|---|---|---|---|
| | | ***Sampler-->*** | ***REI*** |
| | | ***Location-->*** | ***GP-4*** |
| | **ES** | **PAL** | |
| **VOC Parameters** | | | |
| Benzene | 5 | 0.5 | <0.310 |
| Ethylbenzene | 700 | 140 | <0.500 |
| Toluene | 1,000 | 200 | 0.820 |
| Methyl tert Butyl Ether | 60 | 12 | <0.300 |
| Total Xylenes | 10,000 | 1,000 | 1.03 |
| Tota1 Trimethylbenzenes | 480 | 96 | <0.440 |
| Naphthalene | 100 | 10 | 0.824 |

*Notes:*

**Notes:**
ES = NR140.10 Enforcement Standards
PAL = NR 140.10 Preventative Action Limits
X = Not Detected
NA = Not Analyzed
PAL Exceeded = ***Bold***
ES exceeded = **Bold**