

GIS REGISTRY  
Cover Sheet

July, 2008  
(RR 5367)

Source Property Information

BRRTS #: 02-14-547250  
ACTIVITY NAME: Universal Cooperative Association - Lebanon  
PROPERTY ADDRESS: N1754 County Road R  
MUNICIPALITY: Lebanon (53047)  
PARCEL ID #: 026-0916-0843-003 & 026-0916-0843-010

CLOSURE DATE: Nov 24, 2008  
FID #:   
DATCP #: 04410082001  
COMM #:

\*WTM COORDINATES:

X: 631648 Y: 310293

\* 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")*

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)*
- 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

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.)
- 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 #: 2 & 2A Title: Site Layout Map, Town Plat**
- 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.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1 Title: Site Location Map**
  - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2 Title: Site Layout with Cross Section Location**
  - 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 #: Title:**

BRRTS #: 02-14-547250

ACTIVITY NAME: Universal Cooperative

**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 #: 3 Title: North-South Cross Section A-A'

Figure #: 4 Title: East-West Cross Section B-B'

- 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 #: 7 Title:

- 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 #: 6 Title: Groundwater Contour Map November 2, 2007

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 #: Title:

- 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 #: 3 Title: Groundwater Analytical Results

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: 1 Title: Water Level 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 #: 02-14-547250

ACTIVITY NAME: Universal Cooperative

**NOTIFICATIONS**

**Source Property**

- 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.

- 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  
Jim Doyle, Governor

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**Department of Agriculture, Trade and Consumer Protection**  
Rod Nilsestuen, Secretary

November 24, 2008

Mr. Rob Feldman  
Universal Coop Association  
N1754 County Highway R  
Lebanon, WI 53047

Re: Final Case Closure with Land Use Limitations or Conditions  
Universal Cooperative - Lebanon  
DATCP Case # 04410082001  
WDNR BRRTS No. 02-14-547250

Dear Mr. Feldman:

On October 7, 2008, our 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. On October 10, 2008, you were notified that the Closure Committee had granted conditional closure of this case.

On November 18, 2008, the Department received correspondence indicating that you have complied with the requirements of closure. This included documentation of abandonment of the monitoring wells.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

#### GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Groundwater contamination is present above Chapter NR 140 enforcement standards

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 your 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 at <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

*Agriculture generates \$51.5 billion for Wisconsin*

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. 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. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met

Remaining Residual Groundwater Contamination

Groundwater impacted by nitrite-nitrate contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present on the contaminated property. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

ACCP Considerations

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

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 call me at 608-224-4515.

Sincerely,



Jason B. Lowery, P.G.  
Hydrogeologist

Copy to: Liz O'Donnell, DATCP EES  
Wendy Weihemuller, WDNR  
Amy Haak, Alpha Terra



State of Wisconsin  
Jim Doyle, Governor

Department of Agriculture, Trade and Consumer Protection  
Rod Nilsestuen, Secretary

October 10, 2008

Mr. Rob Feldman  
Universal Coop Association  
N1754 County Highway R  
Lebanon, WI 53047

Re: Conditional Closure  
Universal Cooperative - Lebanon  
DATCP Case # 04410082001  
WDNR BRRTS No. 02-14-547250

Dear Mr. Feldman:

I have some good news for you. Our case closure committee reviewed the information presented by your consultant and based on their review, the committee determined that you are eligible to close out the above-referenced case by listing it on the Wisconsin Department of Natural Resources (WDNR) Geographic Information Systems (GIS) Registry for residual groundwater contamination. We received the GIS Registry Package and the WDNR received the fees in October 2008.

In order to close this case, monitoring wells MW-1 through MW-7 and piezometer PZ-8 will need to be abandoned. I expect that the abandonment forms (WDNR Form 3300-005) will be submitted within three months. Please have your consultant submit a cost estimate for the well abandonment in the near future. Upon receipt of monitoring well abandonment forms I will issue a final closure letter.

If you have any questions, please call me at (608) 224-4515.

Sincerely,

Jason B. Lowery, P.G.  
Hydrogeologist

c: Liz O'Donnell, DATCP EES  
Wendy Weihemuller, WDNR  
Amy Haak, Alpha Terra

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2811 Agriculture Drive • PO Box 8911 • Madison, WI 53708-8911 • Wisconsin.gov

Authorization No. P-568

DEED No. 69354

This Indenture, Made this Fourteenth day of September A. D. 1961  
 between the CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin Corporation, party of the first part, and  
UNIVERSAL CO-OPERATIVE ASSOCIATION  
 of Lebanon, Wisconsin part Y of the second part,  
 WITNESSETH, That the said party of the first part, for and in consideration of the sum of THREE THOUSAND TWO  
HUNDRED SEVENTY-THREE and No/100 (3,273.00) Dollars in hand paid by the said part Y of the second part,  
 the receipt whereof is hereby acknowledged, has rented, released, conveyed and quit-claimed, and by these presents does remise,  
 release, convey and quit-claim unto the said part Y of the second part its successors and assigns  
 forever all interest which the said party of the first part has in and to the following described lot \_\_\_\_\_, place \_\_\_\_\_ or  
 parcel \_\_\_\_\_ of land, situated, lying and being in the \_\_\_\_\_ County of Dodge  
 and State of Wisconsin and known and described as follows, to-wit:

That part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Eight (8), Township Nine (9) North, Range Sixteen (16) East, described as follows, to wit: Beginning at a point in the West line of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), distant Two Hundred (200) feet Southwesterly measured at right angles from the original center line of the Milwaukee, Sparta and North Western Railway Company, now Chicago and North Western Railway Company, as said center line was originally located and established; thence North along the West line of said Quarter Section to a line drawn parallel with and distant Seventy-Two (72) feet Southwesterly, measured at right angles from said original center line; thence Southeasterly parallel with and Seventy-Two (72) feet Southerly of said original center line, a distance of Six Hundred Seventy-Three (673) feet; thence Southwesterly at right angles to said original center line to a line parallel with and Two Hundred (200) feet Southwesterly, measured at right angles from said original center line; thence Northwesterly parallel with said original center line to the point of beginning.

Together with any and all reversionary rights, title and interests of the party of the first part in and to the Streets adjoining said property.

This conveyance is made by said Chicago and North Western Railway Company, free from Mortgage Liens, in accordance with the provisions of Section 2, Article VIII of each of the following instruments, to wit:

Indenture of Mortgage and Deed of Trust from Chicago and North Western Railway Company to The First National Bank of Chicago, Trustee, dated January 1, 1939, and effective June 1, 1944, recorded in the office of the Secretary of State of the State of Wisconsin on June 6, 1944, in Volume 37 of Railroad Mortgages, Page 165, et seq, as supplemented and amended.

Second Mortgage and Deed of Trust from Chicago and North Western Railway Company to Chemical Bank & Trust Company, Trustee, dated January 1, 1939, and effective June 1, 1944, recorded in the office of the Secretary of State of the State of Wisconsin on June 6, 1944, in Volume 38

VOL 324 PAGE 426

of Railroad Mortgages, Page 76, et seq, as supplemented and amended.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto belonging, or in any wise thereto appertaining, as to all estate, right, title, interest and claim whatever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part and assigns forever.

IN TESTIMONY WHEREOF, the said CHICAGO AND NORTH WESTERN RAILWAY COMPANY has hereto caused its corporate seal to be affixed, and this instrument to be signed by its President, and attested by its Secretary the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF:

E. C. Marquardt  
C. H. Vall



CHICAGO AND NORTH WESTERN RAILWAY COMPANY,  
S. J. Dinepatrick President  
E. A. Vile Secretary

Approved Harry Blum, Jr. Manager - Real Estate Department

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, Irene E. Paulson, a Notary Public duly commissioned and qualified in and for the County and State aforesaid, do hereby certify that G. J. FITZPATRICK and E. A. VIK to me personally known and known to me to be, respectively, President and Secretary of Chicago and North Western Railway Company, a Wisconsin corporation, and the identical persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, President and Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 14th day of September, A. D. 1961.

My commission as such Notary Public expires October 5, 1963.



Irene E. Paulson  
Notary Public, in and for the County of Cook,  
in the State of Illinois.  
Irene E. Paulson

2<sup>nd</sup> Adv. 1/4 DE 1/4  
Dec 8-9-16  
No. 481047

**QUIT-CLAIM DEED**  
Chicago and North Western Railway Company

TO  
Univac Co. Operative Units

State of Wisconsin  
County of Dodge

9-25 1961  
with assignment was filed for  
record in the  
Office in said County, on  
the 18 day of October  
A. D. 1961, at 9:35  
in Vol 324 of Deeds  
on page 425  
Ernest R. Schaefer  
Recorder of Deeds  
by Marion Mary Deputy  
Irene E. Paulson

1:45 PM

671584

DOCUMENT NO. TRANSFER 1.50 FEE

STATE BAR OF WISCONSIN FORM 2-1082

THIS SPACE RESERVED FOR RECORDING DATA

671122

Raymond P. Werth, Sr., a single man, and Raymond P. Werth, Jr., and Yvonne Werth, his wife, conveys and warrants to Universal Cooperative Association.

Document # Received this 19 day of Sept 1984 at 1:45 P.M. and recorded in Vol. 589 of Records Page 904 REGISTER OF DEEDS, DODGE CO.

RETURN TO Universal Coop Lebanon, Wis, 53047

Parcel # 0843-010

Return, Neumann, Richard, William & Paul

The following described real estate in Dodge County, State of Wisconsin: Part of the SW 1/4 of the SE 1/4 of Section 8, Town 9 North, Range 15 East, Town of Lebanon, Commencing at the southwest corner of Dodge County Certified Survey Map No. 843; Thence along the old southerly R/W line of the Chicago & Northwestern Railroad N. 75° 43' 11" W. 422.42 feet to the easterly R/W line of an alley; Thence along said easterly R/W line S. 4° 16' 41" E. 128.64 feet; Thence N. 88° 09' 07" E. 397.09 feet; Thence N. 14° 16' 09" E. 11.67 feet to the point of commencement.

Parcel contains 27,989 sq. ft. or 0.6425 acres. Bearing are oriented to Dodge County Certified Survey Map No. 843.

Document # 671584 Received this 8 day of Oct 1984 at 8:43 A.M. and recorded in Vol. 590

of Records Page 621 REGISTER OF DEEDS, DODGE CO.

This deed is being re-recorded to correct the description previously recorded.

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

Exception to warranties: Recorded easements and restrictions, if any.

Dated this 4th day of September, 1984.

Raymond P. Werth Sr. (SEAL) Raymond P. Werth, Jr. (SEAL) Yvonne Werth (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) authenticated this day of 19

STATE OF WISCONSIN Jefferson County, ss. Personally came before me this 4th day of September, 1984 the above named Raymond P. Werth, Sr., Raymond P. Werth, Jr. and Yvonne Werth

TITLE: MEMBER STATE BAR OF WISCONSIN (If not authorized by § 708.08, Wis. Stats.)

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

THIS INSTRUMENT WAS DRAFTED BY George L. Neuberger, Jr. Attorney at Law

George L. Neuberger, Jr. Notary Public, St. of Wis. My Commission is permanent. (If not, state expiration date: 19)

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

\*Names of persons signing in any capacity should be typed or printed below their signatures.

13



State Bar of Wisconsin Form 1 - 2003

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Lebanon Sportsmen's Club, Inc.

("Grantor," whether one or more), and Universal Cooperative Association

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dodge County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): See attached Exhibit A

1062586 Document Number Office of Register of Deeds Dodge County, Wisconsin RECEIVED FOR RECORD Jan 18, 2006

at 11:42 o'clock A.M. CHRIS PLANASCH - Registrar

TRANSFER FEE \$ 4.50 N

Recording Area Name and Return Address Stoltz, Strohschein & Green 159 S. Ludington St. P.O. Box 440 Columbus, WI 53925

026-0916-0843-004 (part) Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: recorded easements, municipal & zoning ordinances & agreements entered under them, recorded easements for the distribution of utility & municipal services, recorded building & use restrictions & covenants, general taxes levied in the year of closing.

Dated November 7, 2005

Signature of Mark Nehls 1-9-06 (SEAL) Lebanon Sportsmen's Club, Inc. by President, Mark Nehls

Signature of Thomas E. Schoenike 1-9-06 (SEAL) Lebanon Sportsmen's Club, Inc. by Treasurer, Thomas Schoenike

\* (SEAL)

\* (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Mark Nehls and Thomas E. Schoenike

authenticated on 1/9/06

Atty Alan J. Strohschein

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

STATE OF WISCONSIN Dodge COUNTY ss.

Personally came before me on the above-named Mark Nehls and Thomas Schoenike to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY: Atty Alan J. Strohschein Columbus, WI 53925

Notary Public, State of Wisconsin My Commission (is permanent) (expires: )

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED STATE BAR OF WISCONSIN FORM No. 1-2003

\*Type name below signatures.

000106

**ADDENDUM TO WARRANTY DEED  
FROM LEBANON SPORTSMEN'S CLUB, INC.  
TO UNIVERSAL COOPERATIVE ASSOCIATION**

**LEGAL DESCRIPTION:**

A survey of part of Lot 1, of Certified Survey Map No. 843 as recorded in Volume 7 of Certified Surveys on Page 327 in the Dodge County Register of Deeds Office and being part of the Southwest ¼ of the Southeast ¼ of Section 8, Township 9 North, Range 16 East, Town of Lebanon, Dodge County, Wisconsin.

Commencing at an iron pipe found on the Northerly line of Lot 2 of Certified Survey Map No. 3800 as recorded in Volume 23 of Certified Surveys on Page 105 of the Dodge County Register of Deeds Office, also being the Southeast corner of Plat of Survey by Dennis Steinkraus dated July 6, 1988 (parcel described in Volume 324, Page 425); thence N17°35'50"E, 11.67 feet along the Northerly line of said Lot 2 (CSM 3800), also being along the East line of said Plat of Survey by Dennis Steinkraus to an iron pipe set at the Southwest corner of said Lot 1 of Certified Survey Map No. 843, also being the Point of Beginning; thence continuing N17°35'50"E, 150.00 feet along the West line of said Lot 1 (CSM 843), also being along the East line of said Plat of Survey by Dennis Steinkraus to an iron pipe set at the Northwest Corner of said Lot 1 (CSM 843) also being a point of the Southerly Right of Way of the Chicago and Northwestern Railroad; thence S72°24'10"E, 65.00 feet along the North line of said Lot 1 (CSM 843) and the said Southerly Right of Way to an iron pipe set; thence S17°35'50"W, 150.00 feet to an iron pipe set at a point on the South line of said Lot 1 (CSM 843) and a point on the North line of said Lot 2 of Certified Survey Map No. 3800; thence N72°24'10"W, 65.00 feet along the South line of said Lot 1 (CSM 843) also being the North line of said Lot 2 (CSM 3800) to the Point of Beginning.

Said parcel contains 9,750 square feet / 0.2238 acres more or less.

Bearings are referenced to the Dodge County Coordinate System along the West line of the Southeast ¼ of Section 8-9-16.

000107

I have reviewed the legal description for the Universal Cooperative property described as:

Lots 1, 2 and 3, in Block 1, as said Lots are laid down and described on the Plat of the Town of Lebanon, Dodge County, Wisconsin. Also that part of vacated Ivy Street and vacated adjacent said Lots on the North and East as described in Volume 653 of Records on Page 7 as Document No. 708012.

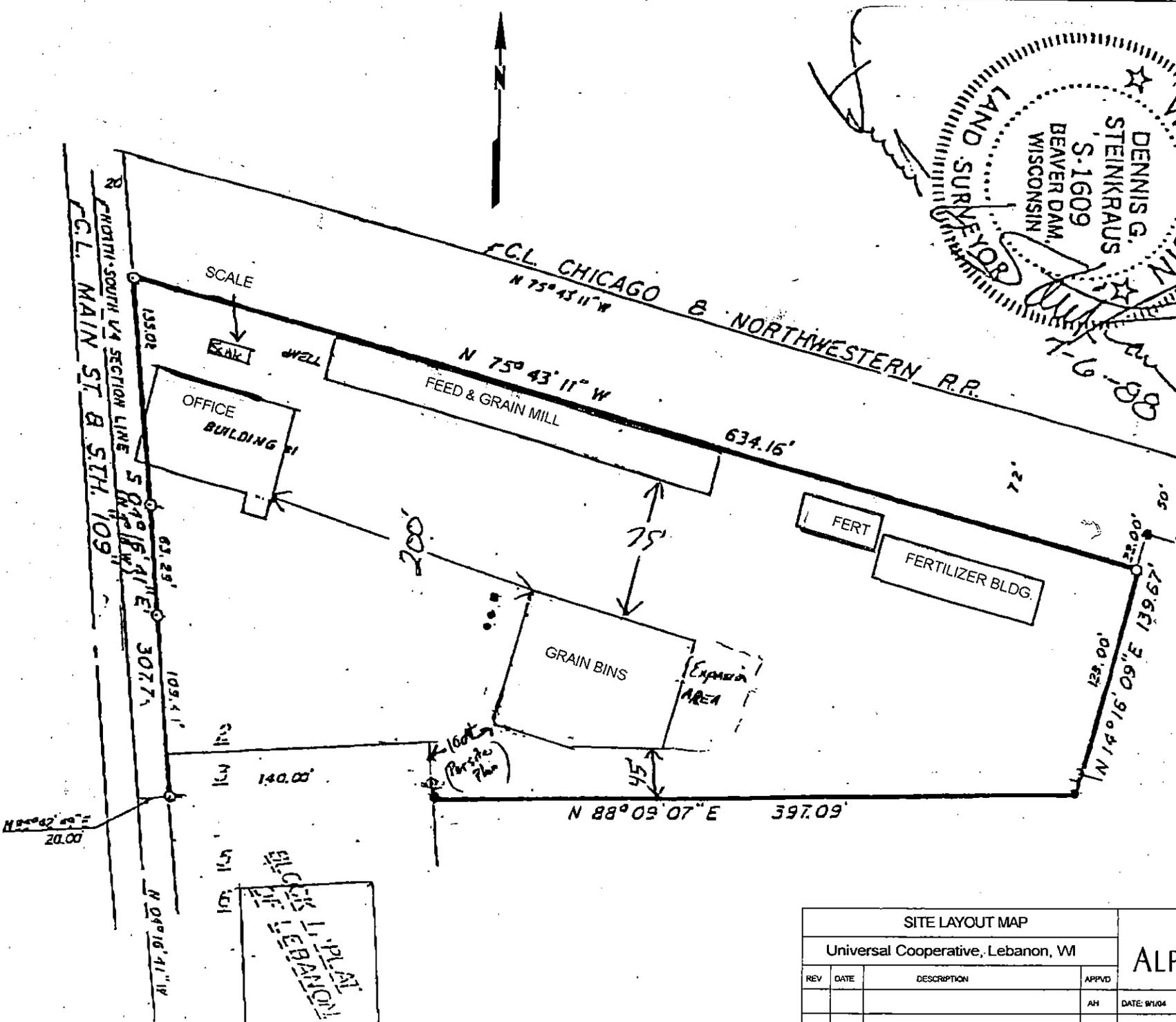
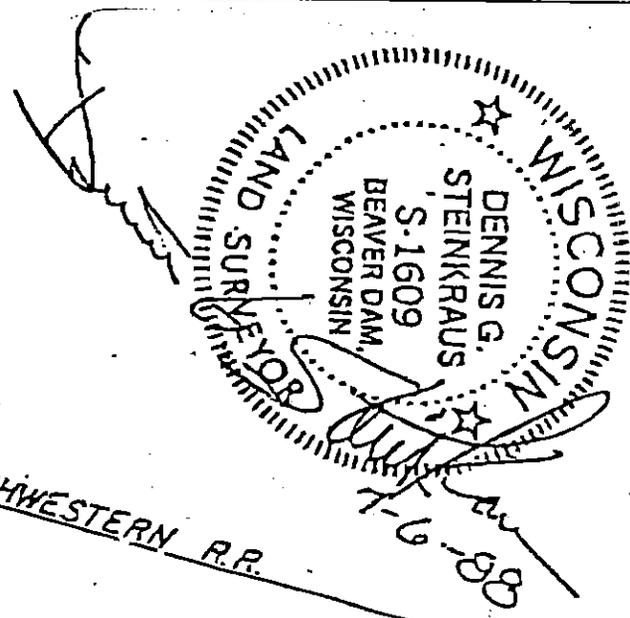
ALSO, That part of the South West 1/4 of the South East 1/4 of Section 8, in Township 9 North of Range 16 East, Town of Lebanon, Dodge County, Wisconsin, described as follows: Beginning at a point in the West line of said South West 1/4 of the South East 1/4 distant 200 feet Southwesterly measured at right angles from the original center line of the Milwaukee, Sparta and North Westerly Railway Company, now Chicago and Northwestern Railway Company, as said center line was originally located and established; thence North along the West line of said 1/4 section to a line drawn parallel with and distant 72 feet Southwesterly, measured at right angles from said original center line; thence southeasterly parallel with and 72 feet southerly of said original center line, a distance of 673 feet; thence Southwesterly at right angles to said original center line to a line parallel with and 200 feet Southwesterly measured at right angles from said original center line; thence Northwesterly parallel with said original center line to the point of beginning. TOGETHER WITH any and all reversionary rights, title and interest of the Chicago and Northwestern Railway Company in and to the streets adjoining said property. EXCEPTING premises conveyed for highway purposes in Volume 838, Page 380.

ALSO, Part of Outlot A, Plat of Lebanon, which is part of the South West 1/4 of the South East 1/4 of Section 8, Township 9 North of Range 16 East, Town of Lebanon, Dodge County, Wisconsin described as follows: Commencing at the South West corner of Dodge County Certified Survey Map No. 843; thence along the old Southerly right of way of the Chicago and Northwestern Railroad, North 75 degrees 43 minutes 11 seconds West 422.42 feet to the Easterly right of way line of an alley; thence along said Easterly right of way line, South 4 degrees 16 minutes 41 seconds East 128.64 feet; thence North 88 degrees 09 minutes 07 seconds East 397.09 feet; thence North 14 degrees 16 minutes 09 seconds East 11.67 feet to the point of commencement.

I believe the legal description is complete and accurate for the property located at N1754 County R, Lebanon, , Wisconsin, with residual groundwater contamination.



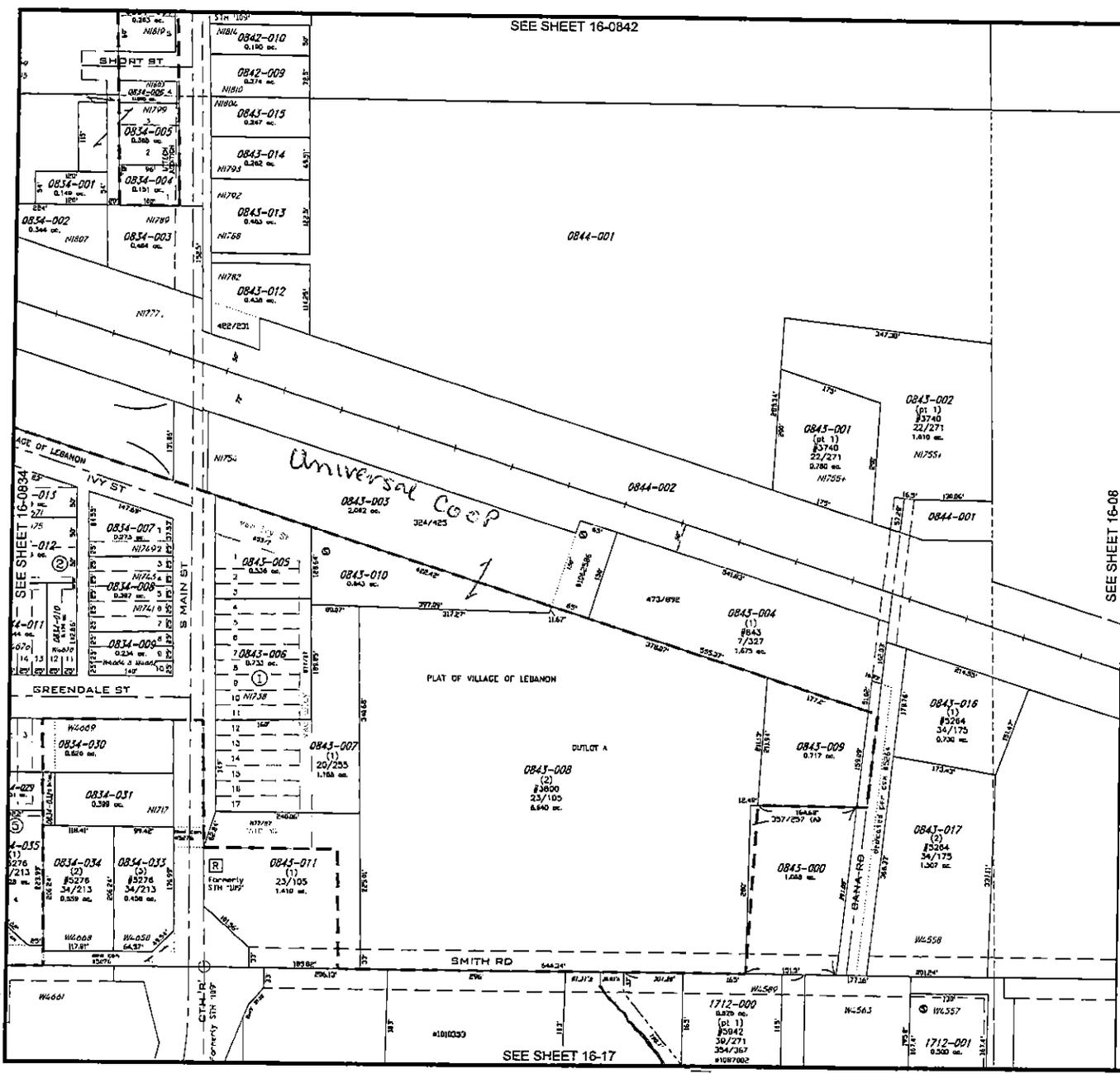
Rob Feldman  
Universal Cooperative



SITE LAYOUT MAP				 <b>ALPHA TERRA</b> SCIENCE	
Universal Cooperative, Lebanon, WI					
REV	DATE	DESCRIPTION	APP'D	DATE: 8/1/04	DWG #: byouk.ald
			AH	APPROVED: AH	<b>FIGURE 2</b>

### Town of LEBANON SW1/4-SE1/4 SECTION 8 T9N-R16E

- 0843-000 DON W KUEHL
- 0843-001 THOMAS J ULIK
- 0843-002 THOMAS J ULIK
- 0843-003 UNIVERSAL COOPERATIVE ASSOCIATION
- 0843-004 LEBANON SPORTSMEN'S CLUB
- 0843-005 UNIVERSAL COOPERATIVE ASSOCIATION
- 0843-006 TOWN OF LEBANON
- 0843-007 TOWN OF LEBANON
- 0843-008 DON W KUEHL TRUST
- 0843-009 JOSHUA REICHERT
- 0843-010 UNIVERSAL COOPERATIVE ASSOCIATION
- 0843-011 DONALD E KUEHL
- 0843-012 LEBANON SPORTSMEN'S CLUB
- 0843-013 THOMAS E SCHOENIKE
- 0843-014 LESTER R SCHUETT
- 0843-015 GERALD F MAAS
- 0843-016 DON W KUEHL
- 0843-017 DON W KUEHL

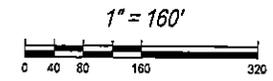


SEE SHEET 16-08

SEE SHEET 16-0842

SEE SHEET 16-17

2/11/2008 9:04:13 AM



Prepared by  
Land Resources & Parks Department  
Mapping Division  
JANUARY 2008

This map was prepared for the use of the local assessor in accordance with Chapter 70.09, Wisconsin Statutes. All information contained herein is advisory only. Map accuracy is limited to the quality of the data obtained from other public records. This map is not a substitute for an accurate field survey.

Figure 2A - Town Plat



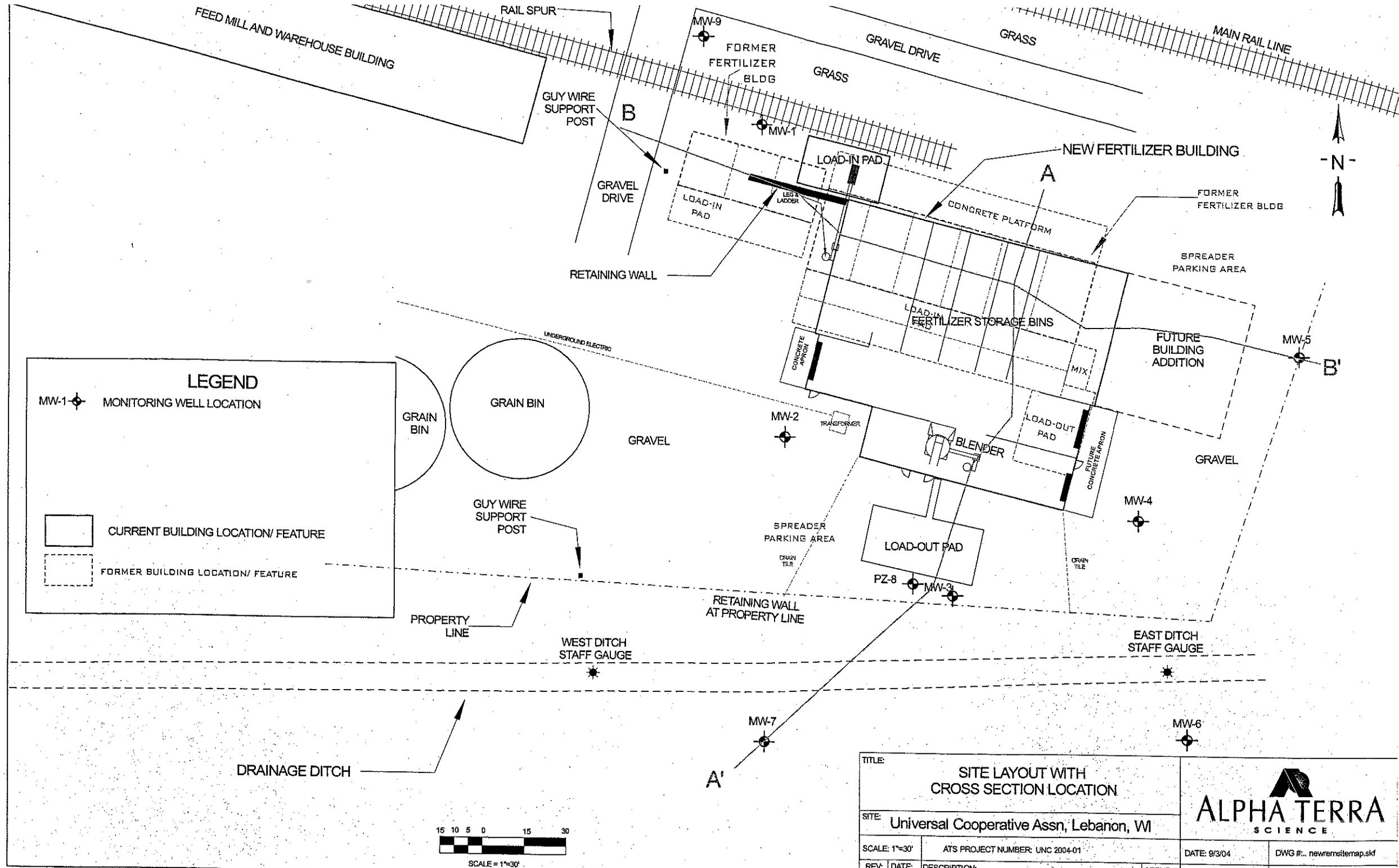
SOURCES: Clymen 7.5 minute topographic quadrangle - 1991  
 Hustisford 7.5 minute topographic quadrangle - 1991  
 Watertown 7.5 minute topographic quadrangle - 1971  
 Ixonia 7.5 minute topographic quadrangle - 1991

SITE LOCATION MAP			
Universal Cooperative, Lebanon, WI			
REV	DATE	DESCRIPTION	APPROV
SCALE 1:24,000			

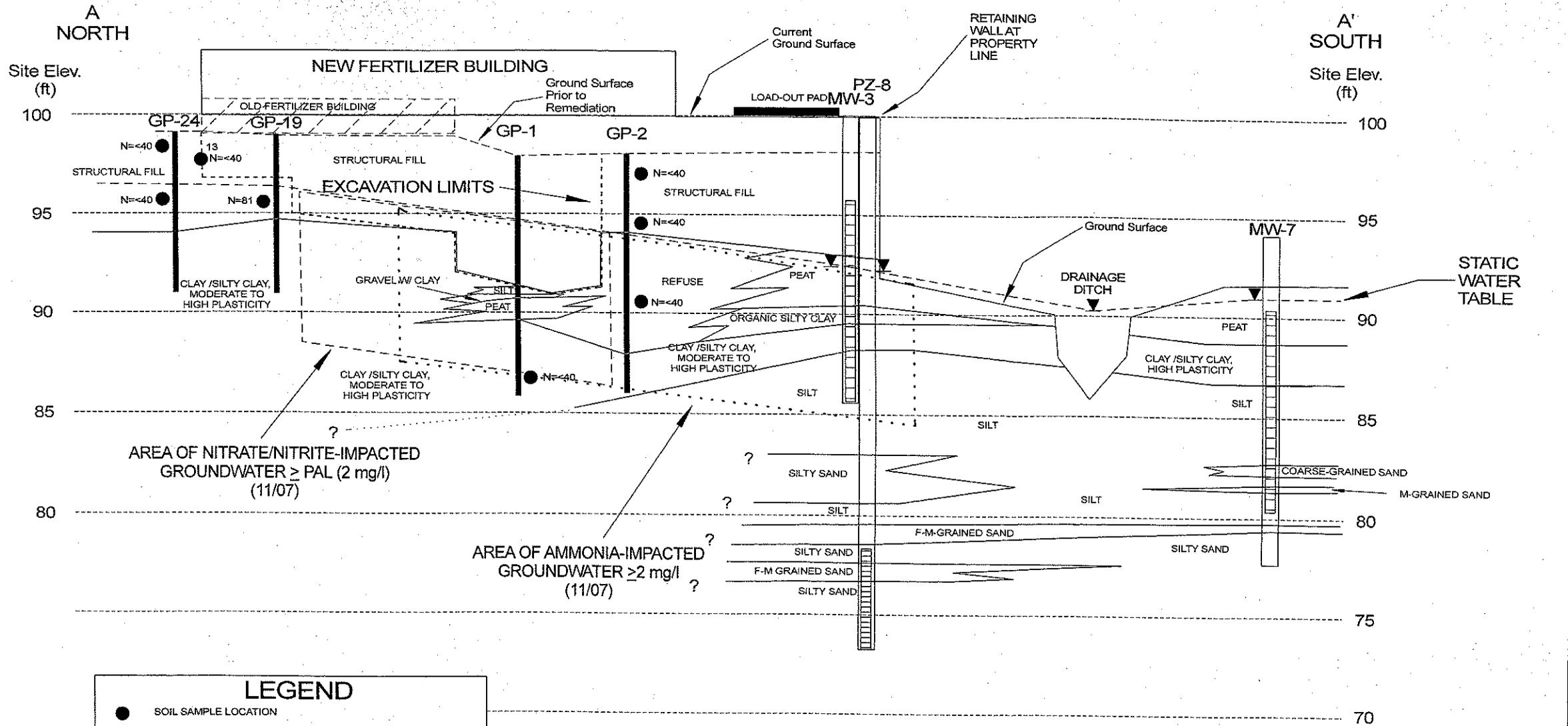
**ALPHA TERRA**  
SCIENCE

DATE SHOWN:      DWG #.: site00

APPROVED: AH      **FIGURE 1**

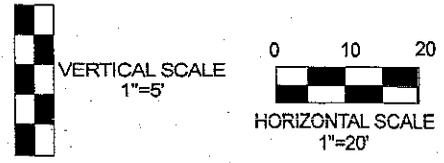


TITLE:		SITE LAYOUT WITH CROSS SECTION LOCATION		 <b>ALPHA TERRA</b> SCIENCE	
SITE:		Universal Cooperative Assn, Lebanon, WI			
SCALE: 1"=30'	AT'S PROJECT NUMBER: UNC 2004-01		DATE: 9/3/04	DWG #.: newremstemap.skf	
REV:	DATE:	DESCRIPTION:	APPVD:	DRAWN BY: AH	FIGURE 2

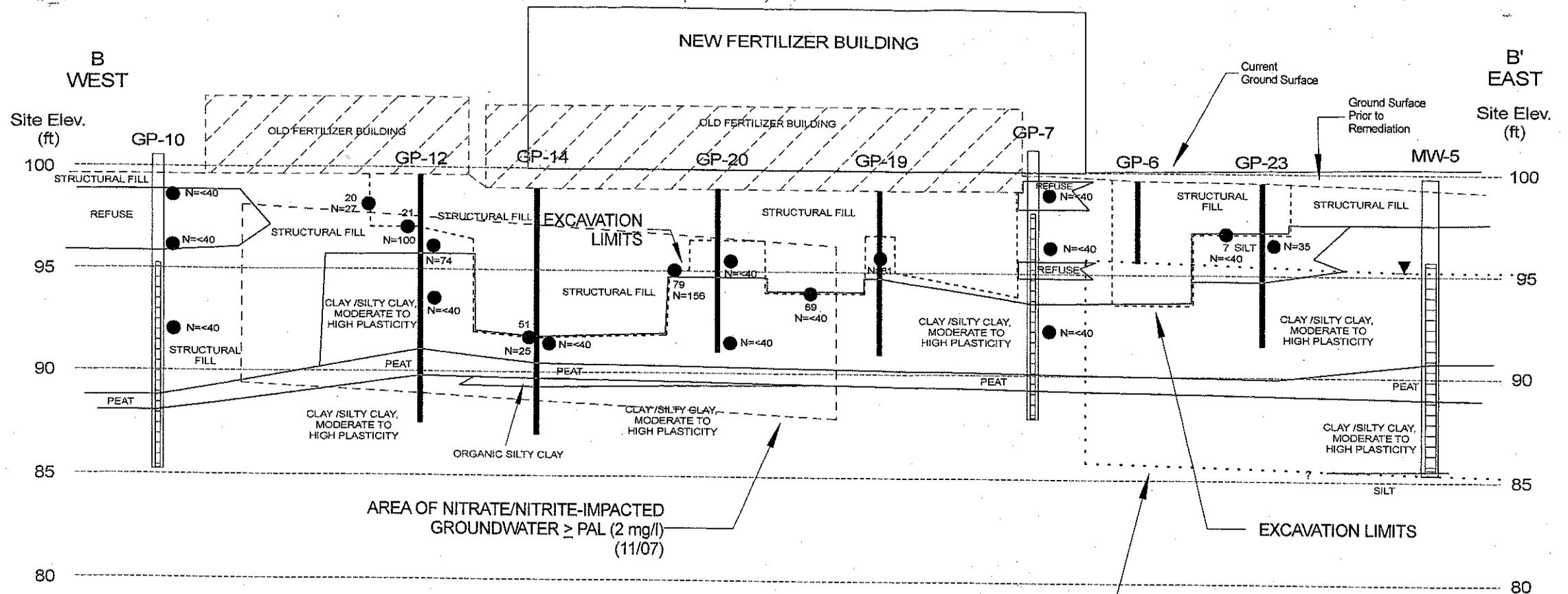


**LEGEND**

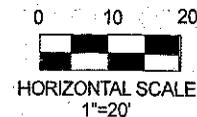
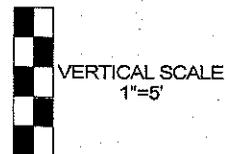
- SOIL SAMPLE LOCATION
- N=450 TOTAL NITROGEN CONCENTRATION (ppm) IN SOIL
- ▼ STATIC WATER LEVEL - NOVEMBER 2, 2007



TITLE: NORTH - SOUTH CROSS SECTION A-A'		<p>ALPHA TERRA SCIENCE</p>
SITE: Universal Cooperative- Lebanon, WI		
DATE: 10/28/05		Revised: Univ xxxn A-A' extend
SCALE: HORIZONTAL 1"=20'; VERTICAL 1"=5'		DRAWN BY: AH
		FIGURE 3



LEGEND	
●	SOIL SAMPLE LOCATION
N=450	TOTAL NITROGEN CONCENTRATION (ppm) IN SOIL
▼	STATIC WATER LEVEL - NOVEMBER 2, 2007



TITLE:	EAST - WEST CROSS SECTION B-B'	
SITE:	Universal Cooperative- Lebanon, WI	
SCALE:	HORIZONTAL 1"=20'; VERTICAL 1"=5'	
DATE:	11/9/05	Revised: xsxnb-b'.skf
DRAWN BY:	AH	FIGURE 4

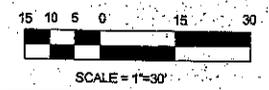
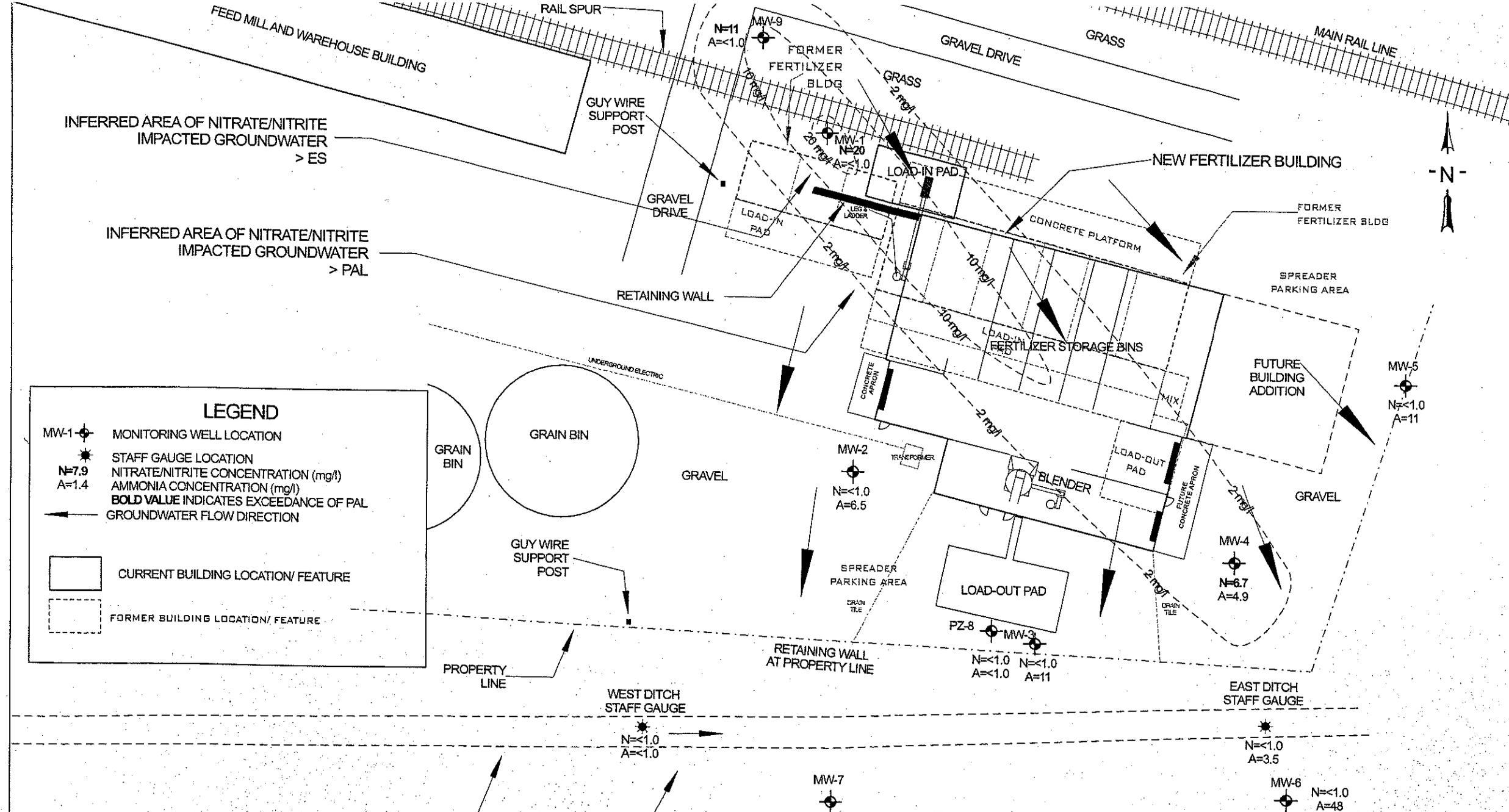


INFERRED AREA OF NITRATE/NITRITE IMPACTED GROUNDWATER > ES

INFERRED AREA OF NITRATE/NITRITE IMPACTED GROUNDWATER > PAL

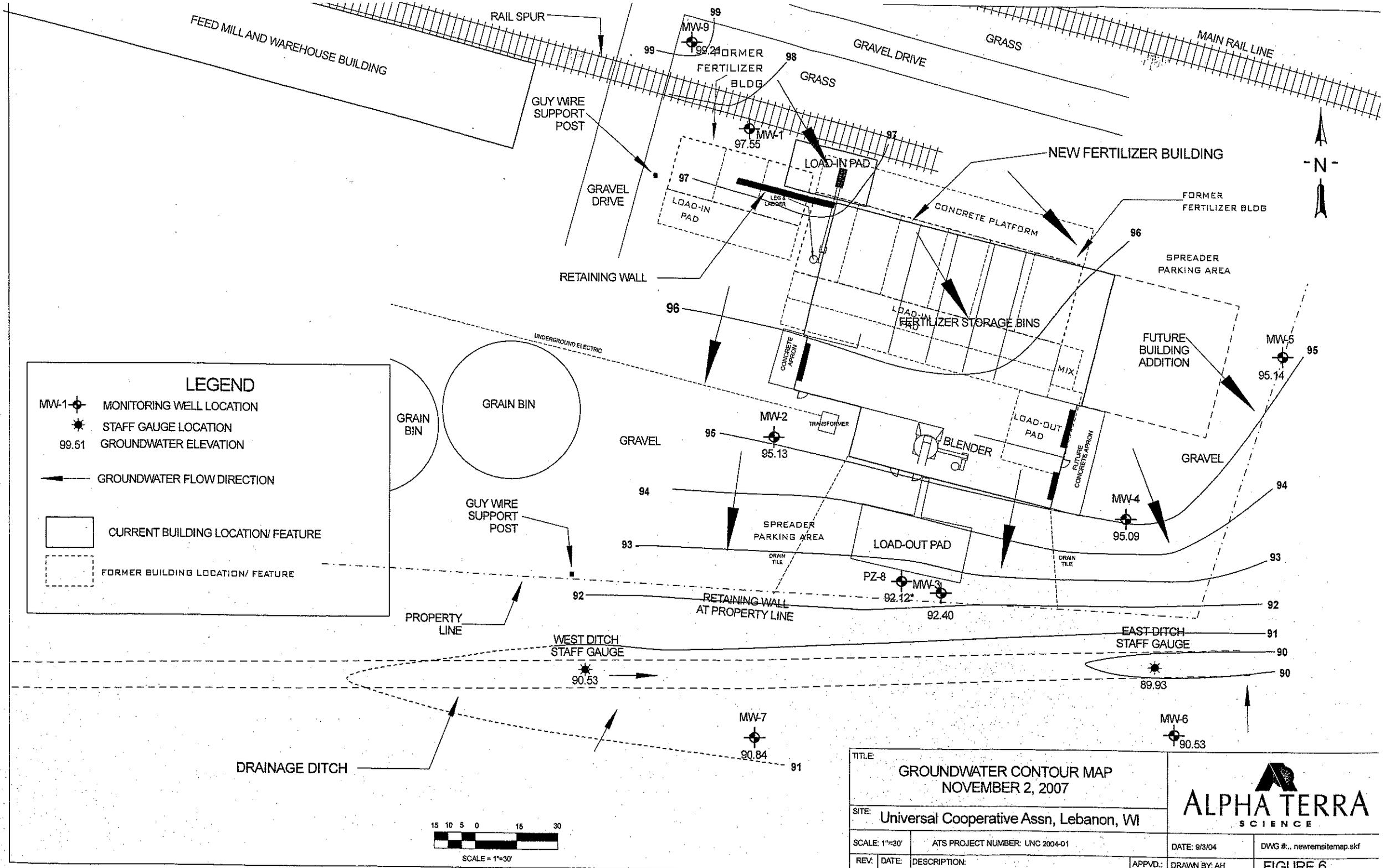
**LEGEND**

- MW-1 MONITORING WELL LOCATION
- STAFF GAUGE LOCATION
- N=7.9  
A=1.4  
NITRATE/NITRITE CONCENTRATION (mg/l)  
AMMONIA CONCENTRATION (mg/l)
- BOLD VALUE INDICATES EXCEEDANCE OF PAL**
- GROUNDWATER FLOW DIRECTION
- CURRENT BUILDING LOCATION/ FEATURE
- FORMER BUILDING LOCATION/ FEATURE



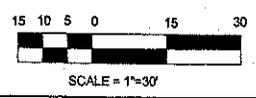
TITLE: CONTOUR MAP OF NITRATE/NITRITE CONCENTRATIONS IN GROUNDWATER NOVEMBER 2, 2007			
SITE: Universal Cooperative Assn, Lebanon, WI			
SCALE: 1"=30'	ATS PROJECT NUMBER: UNC 2004-01	DATE: 9/3/04	DWG #: newrensitemap.skf
REV:	DATE:	DESCRIPTION:	APPVD: DRAWN BY: AH

FIGURE 7



**LEGEND**

- MW-1 MONITORING WELL LOCATION
- STAFF GAUGE LOCATION
- 99.51 GROUNDWATER ELEVATION
- GROUNDWATER FLOW DIRECTION
- CURRENT BUILDING LOCATION/ FEATURE
- FORMER BUILDING LOCATION/ FEATURE



TITLE		GROUNDWATER CONTOUR MAP NOVEMBER 2, 2007		
SITE:		Universal Cooperative Assn, Lebanon, WI		
SCALE: 1"=30'	ATS PROJECT NUMBER: UNC 2004-01		DATE: 9/3/04	DWG #.. newremsitemap.skf
REV:	DATE:	DESCRIPTION:	APPVD:	DRAWN BY: AH
				FIGURE 6

**TABLE 3**  
**GROUNDWATER ANALYTICAL RESULTS**  
 Universal Cooperative Association, Lebanon, WI

Sample ID	Sample Date	Water Level (ft)	ANALYTICAL PARAMETERS	
			Nitrate + Nitrite (mg/l)	Ammonia (mg/l)
MW-1	9/29/05	99.51	7.9	<1.0
MW-1	1/10/06	100.76	16	<1.0
MW-1	6/12/06	99.37	45	<0.025
MW-1	12/14/06	101.06	52	<0.025
MW-1	4/17/07	100.71	33	<1.0
MW-1 Dup.	4/17/07	100.71	32	<1.0
MW-1	11/2/07	97.55	20	<1.0
MW-2	9/29/05	96.16	<1.0	5.8
MW-2	1/10/06	95.93	8.1	6.5
MW-2	6/12/06	95.62	8.5	18
MW-2	12/14/06	95.29	15	21
MW-2	4/17/07	95.34	18	14
MW-2	11/2/07	95.13	<1.0	6.5
MW-3	9/29/05	93.11	<1.0	2.6
MW-3	1/10/06	93.19	<1.0	6.4
MW-3	6/12/06	92.81	0.11	11
MW-3	12/14/06	93.22	<0.025	12
MW-3	4/17/07	92.40	<1.0	12
MW-3	11/2/07	92.40	<1.0	11
MW-4	9/29/05	96.15	1.3	16
MW-4	1/10/06	95.91	8.5	6.1
MW-4	6/12/06	95.59	6.5	11
MW-4	12/14/06	95.30	6.7	2.4
MW-4	4/17/07	95.31	6.2	2.1
MW-4	11/2/07	95.09	6.6	5.0
MW-4 Dup.	11/2/07	95.09	6.7	4.9
MW-5	9/29/05	95.93	<1.0	<1.0
MW-5	1/10/06	95.83	<1.0	6.6
MW-5	6/12/06	95.50	0.23	12
MW-5	12/14/06	95.58	0.044	11
MW-5	4/17/07	95.78	<1.0	11
MW-5	11/2/07	95.14	<1.0	11
MW-6	4/17/07	90.94	<1.0	46
MW-6	11/2/07	90.53	<1.0	48
MW-7	4/17/07	91.25	<1.0	<1.0
MW-7	11/2/07	90.84	<1.0	<1.0

**TABLE 3**  
**GROUNDWATER ANALYTICAL RESULTS**  
 Universal Cooperative Association, Lebanon, WI

Sample ID	Sample Date	Water Level (ft)	ANALYTICAL PARAMETERS	
			Nitrate + Nitrite (mg/l)	Ammonia (mg/l)
PZ-8	4/17/07	92.56	<1.0	<1.0
PZ-8	11/2/07	92.12	<1.0	<1.0
MW-9	4/17/07	100.99	7.6	<1.0
MW-9	11/2/07	99.21	<b>11</b>	<1.0
West Ditch	4/17/07	90.41	<1.0	<1.0
West Ditch	11/2/07	90.53	<1.0	<1.0
East Ditch	4/17/07	89.86	<1.0	<1.0
East Ditch	11/2/07	89.93	<1.0	3.5
Coop Well	10/8/04	---	<2.0	1.3
Coop Well	9/29/05	---	<1.0	<1.0
Coop Well	1/10/06	---	1.1	<1.0
Coop Well	6/12/06	---	0.046	1.1
Coop Well	12/14/06	---	<0.025	1.2
Coop Well	11/2/07	---	<1.0	<1.0
NR 140.10 Preventive Action Limit (PAL)			2	NS
NR 140.10 Enforcement Standard (ES)			10	NS

Notes: NS= No Groundwater Standard Established  
**BOLD** indicates exceedance of NR 140.10 Preventive Action Limit  
**BOLD** indicates exceedance of NR 140.10 Enforcement Standard

**TABLE 1**  
**WATER LEVEL DATA**  
 Universal Cooperative Association, Lebanon, WI

Well Identification	MW-1	MW-2	MW-3	MW-4	MW-5
Top of Casing Elevation	102.93	99.23	99.70	98.62	99.79
Ground Surface Elevation	103.35	99.55	100.02	99.13	100.22
Top of Screen Elevation	98.48	94.72	95.80	94.47	95.79
Well Identification	MW-6	MW-7	PZ-8	MW-9	
Top of Casing Elevation	94.75	94.12	99.47	103.86	
Ground Surface Elevation	92.09	91.61	99.83	104.24	
Top of Screen Elevation	89.63	89.47	78.34	98.08	
Staff Gauge Identification	West Ditch	East Ditch			
Top of Staff Elevation	92.54	92.13			
Ground Surface Elevation	90.50	89.90			

Date	MW-1			MW-2		
	Depth to Water from Casing Top	Depth to Water from Ground	Static Water Level	Depth to Water from Casing Top	Depth to Water from Ground	Static Water Level
9/29/05	3.42	3.84	99.51	3.07	3.39	96.16
1/10/06	2.17	2.59	100.76	3.30	3.62	95.93
6/12/06	3.56	3.98	99.37	3.61	3.93	95.62
12/14/06	1.87	2.29	101.06	3.94	4.26	95.29
4/17/07	2.22	2.64	100.71	3.89	4.21	95.34
11/2/07	5.38	5.80	97.55	4.10	4.42	95.13

Date	MW-3			MW-4		
	Depth to Water from Casing Top	Depth to Water from Ground	Static Water Level	Depth to Water from Casing Top	Depth to Water from Ground	Static Water Level
9/29/05	6.59	6.91	93.11	2.47	2.98	96.15
1/10/06	6.51	6.83	93.19	2.71	3.22	95.91
6/12/06	6.89	7.21	92.81	3.03	3.54	95.59
12/14/06	6.48	6.80	93.22	3.32	3.83	95.30
4/17/07	7.30	7.62	92.40	3.31	3.82	95.31
11/2/07	7.30	7.62	92.40	3.53	4.04	95.09