

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

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

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

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 #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 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 Plan Map**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 4 **Title: Extent of Soil Contamination Map**

BRRTS #: 03-28-270420

ACTIVITY NAME: COUNTRY CUPBOARD RESTAURANT

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 #: 6 Title: Cross Section Illustrations

Figure #: Title:

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

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

Figure #: 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 #: 8 Title: Groundwater Flow Map

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 #: 2 Title: Soil Quality 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 #: 1 Title: Groundwater Quality 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 #: 4 Title: Groundwater Elevations

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 #: 03-28-270420

ACTIVITY NAME: COUNTRY CUPBOARD RESTAURANT

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 \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY 608-275-3231

January 2, 2003

File Ref: 03-28-270420

Mr Thomas Jones
Ixonía State Bank
W1195 Marietta Avenue
Ixonía, WI 53036

Subject: Closure Request for Country Cupboard Restaurant, N7970 Ski Slide Road, Ixonía

Dear Mr. Jones:

On April 16, 2002, your request for closure of the case described above was reviewed by the South Central Region Closure Committee. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. A letter was sent to you indicating the site was conditionally closed by the closure committee.

MONITORING WELL ABANDONMENT

On January 2, 2003, the Department received the monitoring wells (temporary and NR 141 Wisconsin Administrative Code constructed wells) abandonment forms. This action satisfies the condition for site closure.

Residual soil contamination remains in the area of soil borings B-5 (MW-5) and G-G (as shown in Figure 4 of the Moraine Environmental Inc. Site Investigation Report and Closure Request) at depths of 8-12 feet below ground surface. If soil in this location is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. The purpose of the notice is to notify all future owners that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05 Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

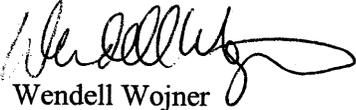
Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (608) 275-3297.

Sincerely,

A handwritten signature in black ink, appearing to read "Wendell Wojner", with a long, sweeping flourish extending to the right.

Wendell Wojner
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Tom Sweet, Moraine Environmental Inc., 1234 12th Avenue, Grafton, WI 53024-1924

15'

1102477

000054

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In Re: N7970 Ski Slide Road, Ixonia, WI

(as it appears on the most recent deed)

Part of the Northeast Quarter of Section 25, Township 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin, described as follows, to -wit: Commencing at the intersection of the North and South center line of Section 25, with the center line of Federal Highway #16, which point of intersection is 3,412.25 feet North of the quarter post on the South line of said Section; thence North 1° 06' East a distance of 200 feet; thence South 66° 02' East a distance of 200 feet; thence South 1° 06' West a distance of 200 feet to the center line of Federal Highway #16; thence North 66° 02' West along the center line to the highway a distance of 200 feet to the place of beginning.

Also, part of the Northeast Quarter of Section 25, Township 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin, described as follows, to -wit: Commencing at the intersection of the North and South center line of Section 25 with the center line of Federal Highway #16; which point of intersection is 3,412.25 feet North of the Quarter Post on the South line of said Section; thence North 1° 06' East a distance of 200 feet to the place of beginning; thence South 66° 02' East a distance of 200 feet; thence south 1° 06' West a distance of 200 feet to the center line of Federal Highway #16; thence South 66° 02' East along the center line of the highway a distance of 100 feet; thence North 1° 06' East a distance of 250 feet; thence North 66° 02' West a distance of 300 feet; thence South 1° 06' West a distance of 50 feet to the place of beginning.

EXCEPT so much of above as is included in Conveyance of Lands to County for Highway Purposes recorded 5 December, 1955, in Volume 294 of Deeds on Page 304.

Said lands lying and being in the Town of Ixonia, County of Jefferson, and State of Wisconsin

RECEIVED FOR RECORD
at 9:55 o'clock A. M

NOV 27 2002

Samuel E. ...
Register of Deeds
Jefferson County, WI

Recording Area

STATE OF WISCONSIN
Jefferson County Register of Deeds
This is a full true and correct copy of the document
filed/recorded in my office.
Certified November 27 2002
by *Samuel E. ...*

STATE OF WISCONSIN
COUNTY OF JEFFERSON

SS

Name and Return Address
Ixonia State Bank
W1195 Marietta Avenue
Ixonia, WI 53036

012-0816-2513-011 Parcel
Identification No.

WHEREAS, Ixonia State Bank is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Soil sample analysis revealed petroleum hydrocarbon impact beneath the property. State of Wisconsin chapter Natural Resources (ch NR) 720 Soil Quality standards were exceeded in five of the twelve borings installed at the property. Wisconsin Department of Commerce 46 / Natural Resources (NR) 746 Table 1 soil contaminant levels for petroleum impacted soils were exceeded at two boring locations.

WHEREAS, it is the desire and intention of the property owners to impose on the property restrictions which will make it unnecessary to conduct further soil or groundwater remediation activities on the property at the present time;

WHEREAS, natural attenuation has been approved by the Wisconsin Department of Natural Resources (WDNR) to remediate groundwater contamination exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in Ch. NR 809 is restricted by Ch. NR 811 and Ch. NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owners hereby declare that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Residual soil contamination remains in the area of soil borings B -5 (MW- 5) and G -G (as shown in Figure 4 of the Moraine Environmental, Inc. Site Investigation Report and Closure Request) at depths of 8 -12 feet below ground surface. If soil in this location is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. The purpose of the notice is to notify all future owners that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation.

(Attached is a map or sketch to show monitoring well and boring locations).

These restrictions are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring the above described property whether by descent, devise, purchase or otherwise. These restrictions benefit and are enforceable by the WDNR, its successors or assigns. The WDNR, its successors or assigns may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate these covenants, 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 Commerce, or its successor issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restrictions placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owners of the property have executed this Declaration of Restriction, this 13th day of NOV. 20 07.

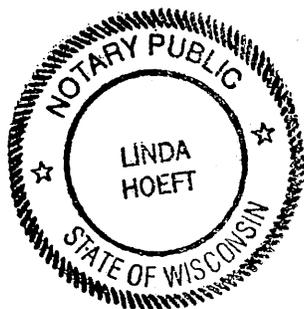
Signature: *Thomas Stone*

Printed Name: Ixonia State Bank

Subscribed and sworn to before me this 13 day of, Nov 2007

Linda Hoeft
Notary Public, State of Wisconsin

My commission expires 4-23-06



Drafted by Wisconsin DNR
And Vicki L. Bellows

State Bar of Wisconsin Form 1 - 1982

WARRANTY DEED

DOCUMENT NO.

RETURN TO

012-0816-2513-011

Parcel Identification Number (PIN)

118340

THIS DEED, made between Ixonia State Bank, Grantor, and George A. Papagianis and Peggy Papagianis husband and wife and Peter Papagianis and Alexandra Papagianis, husband and wife and Thomas Papagianis, Grantee,

WITNESSETH, That the said Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Jefferson County, State of Wisconsin:

SEE ATTACHED EXHIBIT A

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Ixonia State Ban warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing (providing none of the foregoing prohibit present use of the property) and will warrant and defend the same.

Dated this 28 day of December, 2000.

(SEAL) * Ixonia State Bank Thomas J. Jones AVP (SEAL) * Thomas S. Jones AVP

(SEAL) * (SEAL) *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Ixonia State Bank by Thomas S. Jones

STATE OF WISCONSIN

JSS.

County

authenticated this Dec. 28, 2000.

Daniel R. Heiden

Personally came before me this day of 2000 the above named Ixonia State Ban

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

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

THIS INSTRUMENT WAS DRAFTED BY

Attorney Daniel R. Heiden

State Bar No. 1017551

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

Notary Public County, Wis.

My Commission is permanent. (If not, state expiration date:)

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

EXHIBIT A

Part of the Northeast Quarter of Section 25, Township 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the North and South center line of Section 25, with the center line of Federal Highway #16, which point of intersection is 3,412.25 feet North of the quarter post on the South line of said Section; thence North $1^{\circ} 06'$ East a distance of 200 feet; thence South $66^{\circ} 02'$ East a distance of 200 feet; thence South $1^{\circ} 06'$ West a distance of 200 feet to the center line of Federal Highway #16; thence North $66^{\circ} 02'$ West along the center line of the highway a distance of 200 feet to the place of beginning.

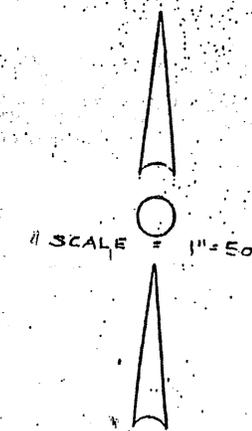
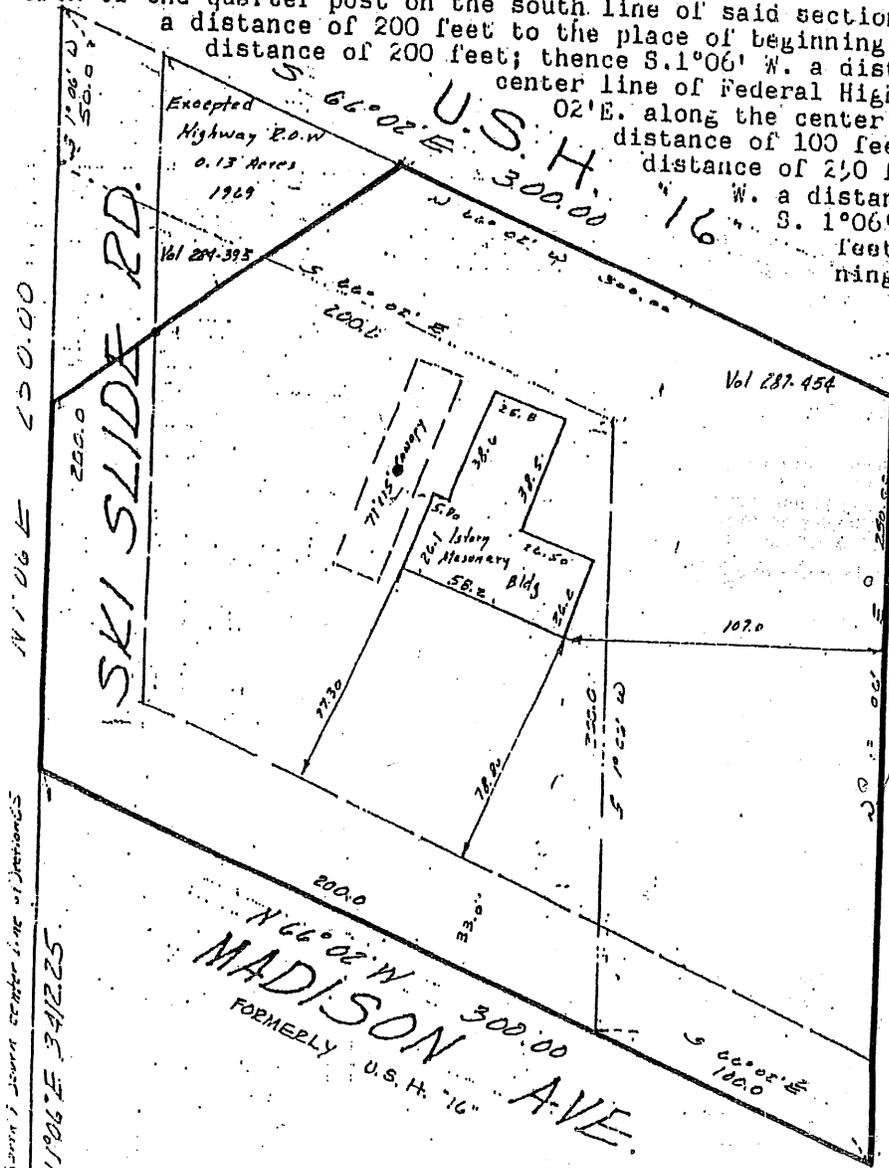
ALSO, part of the Northeast Quarter of Section 25, Township 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the North and South center line of Section 25 with the center line of Federal Highway 16; which point of intersection is 3,412.25 feet North of the Quarter Post on the South line of said Section; thence North $1^{\circ} 06'$ East a distance of 200 feet to the place of beginning; thence South $66^{\circ} 02'$ East a distance of 200 feet; thence South $1^{\circ} 06'$ West a distance of 200 feet to the center line of Federal Highway #16; thence South $66^{\circ} 02'$ East along the center line of the highway a distance of 100 feet; thence North $1^{\circ} 06'$ East a distance of 250 feet; thence North $66^{\circ} 02'$ West a distance of 300 feet; thence South $1^{\circ} 06'$ West a distance of 50 feet to the place of beginning.

EXCEPT so much of above as is included in Conveyance of Lands to County for Highway Purposes recorded December 5, 1955, in Volume 294 of Deeds on Page 304.

Said lands lying and being in the Town of Ixonia, County of Jefferson, and State of Wisconsin.

PREPARED FOR: GILBERT C. PIEPER and EMILIE A. PIEPER and WALTERS AGENCY

LEGAL DESCRIPTION: Part of the NE 1/4 of Section 25, Township 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin, described as follows, to-wit: Beginning at the intersection of the north and south center line of Section 25 with the center line of Federal Highway #16, which point of intersection is 3412.25 feet north of the 1/4 post on the south line of said section; thence N. 1°06' E. a distance of 200 feet; thence S. 66°02' E. a distance of 200 feet; thence S. 1°06' W. a distance of 200 feet to the center line of Federal Highway #16; thence N. 66°02' W. along the center line of the highway a distance of 200 feet to the place beginning. ALSO: Part of the NE 1/4 of Section 25, Township 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin, described as follows, to-wit: Beginning at the intersection of the north and south center line of Section 25 with the center line of Federal Highway #16; which point of intersection is 3412.25 feet north of the quarter post on the south line of said section, thence N. 1°06' E. a distance of 200 feet to the place of beginning; thence S. 66°02' E. a distance of 200 feet; thence S. 1°06' W. a distance of 200 feet to the center line of Federal Highway #16; thence S. 66°02' E. along the center line of the highway a distance of 100 feet; thence N. 1°06' E. a distance of 250 feet; thence N. 66°02' W. a distance of 300 feet; thence S. 1°06' W. a distance of 50 feet to the place of beginning. Except that part taken for relocation of U.S.H. #16 in 1969 - 0.13 Acres.



WISCONSIN
 ROBERT P. SMITH
 5-835
 OCONOMOWOC, WIS.
 LAND SURVEYOR

PAT SMITH and ASSOCIATES
 SURVEYORS and ENGINEERS
 830 East Armour Road
 Oconomowoc, Wisconsin 53066
 TELEPHONE 567-4716
 20-47

WE CERTIFY THAT WE HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THAT THE ABOVE PLAT IS AN ACCURATE SURVEY AND A TRUE REPRESENTATION THEREOF AND CORRECTLY SHOWS THE EXTERIOR BOUNDARY LINES AND LOCATION OF BUILDINGS AND OTHER IMPROVEMENTS ON SAID PROPERTY AND THE CORRECT MEASUREMENTS THEREOF.
 27 September 1976
 REV. 10-6-72

SIGNED Robert P. Smith
 Registered Surveyor

TOWN OF IXONIA
 DORIS SABATKE, TREASURE
 PO BOX 109
 IXONIA WI 53036-0109

**JEFFERSON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2000
 REAL ESTATE**

IXONIA STATE BANK
 CO # 012-1052-00000
 PIN # 012-0816-2513-011
 BILL/PAGE NO. 1214

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Legal Description/Location of Property

IXONIA STATE BANK
 N7970 SKI SLIDE RD
 IXONIA
 BEG ON HY 3412.25FT N OF S
 1/4/P,N250FT,S66DGE300FT, S
 250FT TO HY, NW ON HY TO POB
 1.720 ACRES
 1120-099

**IXONIA STATE BANK
 W1195 MARIETTA AVE
 IXONIA WI 53036**

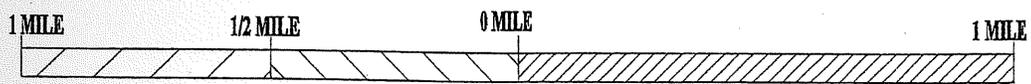
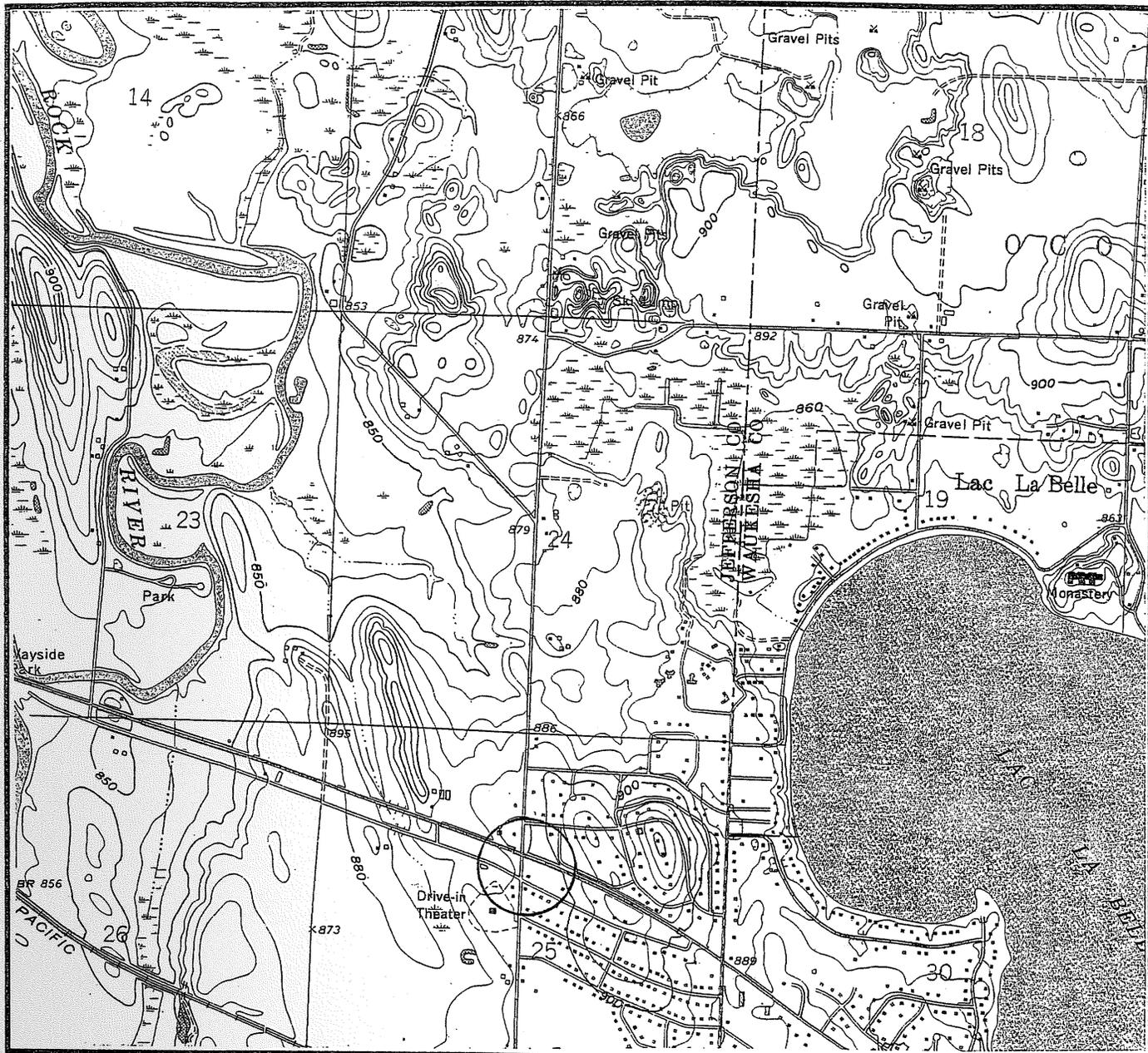
Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE (Does NOT reflect Lottery Credit)	NET PROPERTY TAX
19,400	194,000	213,400	72.93%	.024564988	5,242.17 SEWER/WATER 1426.74 MISC 1500.00
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
26,600	266,000	292,600		529.06	
TAXING JURISDICTION	1999 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2000 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	1999 NET TAX	2000 NET TAX	% TAX CHANGE
STATE OF WISCONSIN			56.48	58.52	3.6
JEFFERSON COUNTY	224,143	212,738	1,442.34	1,476.12	2.3
TOWN OF IXONIA	246,542	239,591	911.37	998.03	9.5
OCONOMOWOC SCH DIS	479,580	626,210	2,734.09	2,291.53	16.2-
WCTC	29,626	29,438	404.59	417.97	3.3
TOTALS	979,891	1107,977	5,548.87	5,242.17	5.5-
LOTTERY & GAMING CREDIT					
NET TAX			5,548.87	5,242.17	5.5-

TOTAL DUE: 8,168.91
 FOR FULL PAYMENT, PAY TO LOCAL
 TREASURER BY:
JANUARY 31, 2001

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable penalty (See reverse)

PAY 1ST INSTALLMENT OF: **5,547.91** AND PAY 2ND INSTALLMENT OF: **2,621.00** OR PAY FULL AMOUNT OF: **8,168.91**



Adapted from USGS 7.5 Minute Ixonia
 Quadrangle 1959
 (Photorevised 1971)

 **SITE LOCATION**

Site Located at:
 Southwest 1/4 of Northeast 1/4
 Section 25, Township 8 North,
 Range 16 East
 Town of Ixonia
 Jefferson County, Wisconsin.



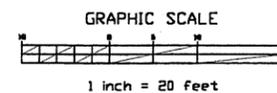
DRAWING TITLE	
Site Location Map	
PROJECT NAME	
Country Cupboard Restaurant Property N7970 Ski Slide Road Ixonia, WI	
DRAWING COMPANY	
Moraine Environmental, Inc.	
PROJECT NUMBER	
1946i	FIGURE 1

*Ixonia State Bank
N7970 Ski Slide Road
Ixonia, Wisconsin*

Legend



- ⊕ GROUNDWATER MONITORING WELL
- ⊛ GEOPROBE BORING
- ◇ POTABLE WATER WELL/SUMP
- GAS MAIN
- - - EDGE OF ASPHALT



Being a part of the Northeast 1/4 of Section 25,
Township 8 North, Range 16 East, in the Town of
Ixonia, Jefferson County, Wisconsin.

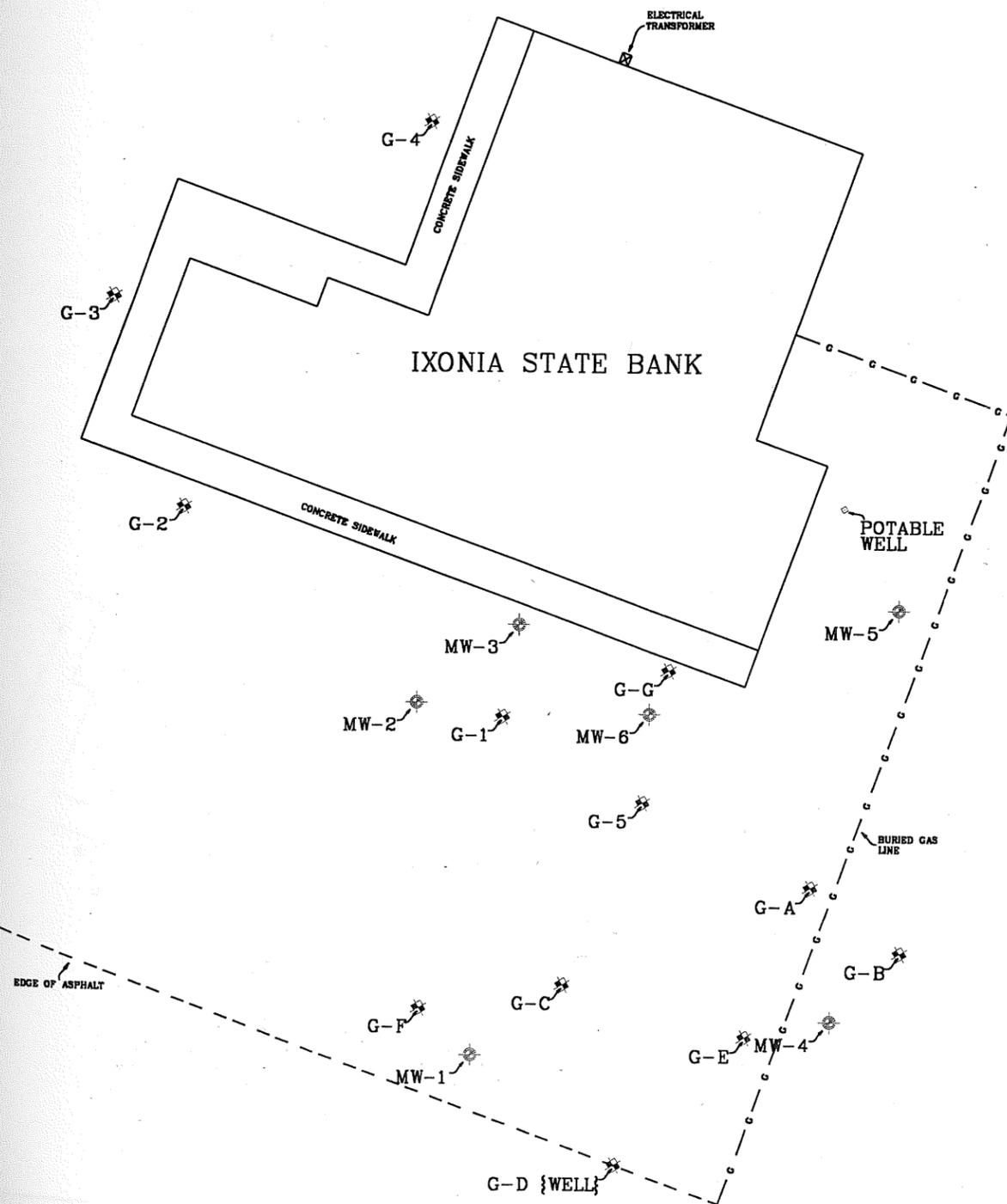
Site Plan Map

Moraine Environmental, Inc.

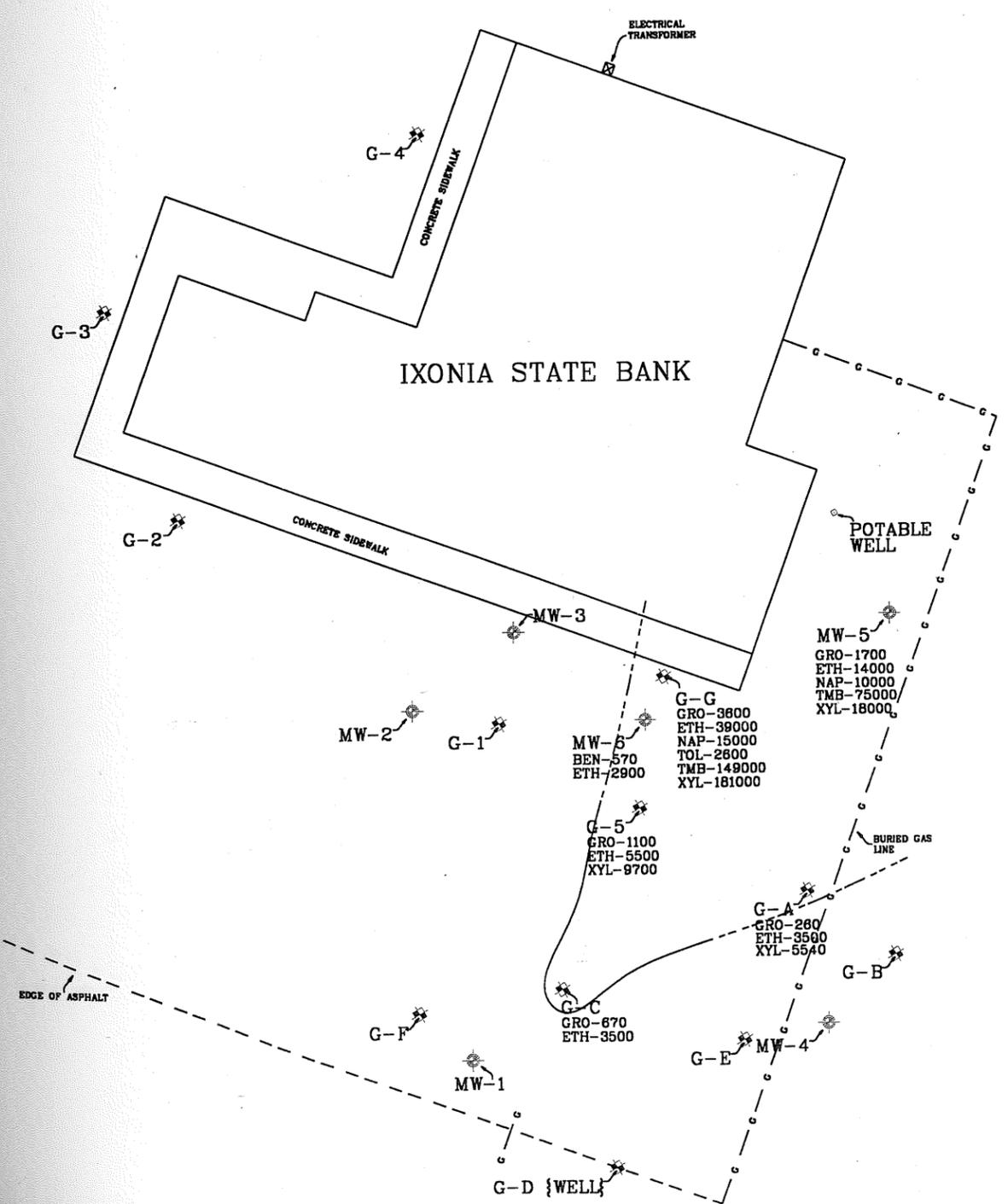
Figure 2

MEI #1946i

Nov. 21, 2000

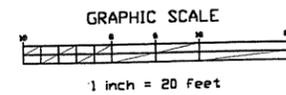


*Ixonia State Bank
N7970 Ski Slide Road
Ixonia, Wisconsin*



Legend

- ⊗ GROUNDWATER MONITORING WELL
- ⊛ GEOPROBE BORING
- POTABLE WATER WELL/SUMP
- GAS MAIN
- - - EDGE OF ASPHALT
- - - - - EXTENT OF SOIL CONTAMINATION



Being a part of the Northeast 1/4 of Section 25,
Township 8 North, Range 16 East, in the Town of
Ixonia, Jefferson County, Wisconsin.

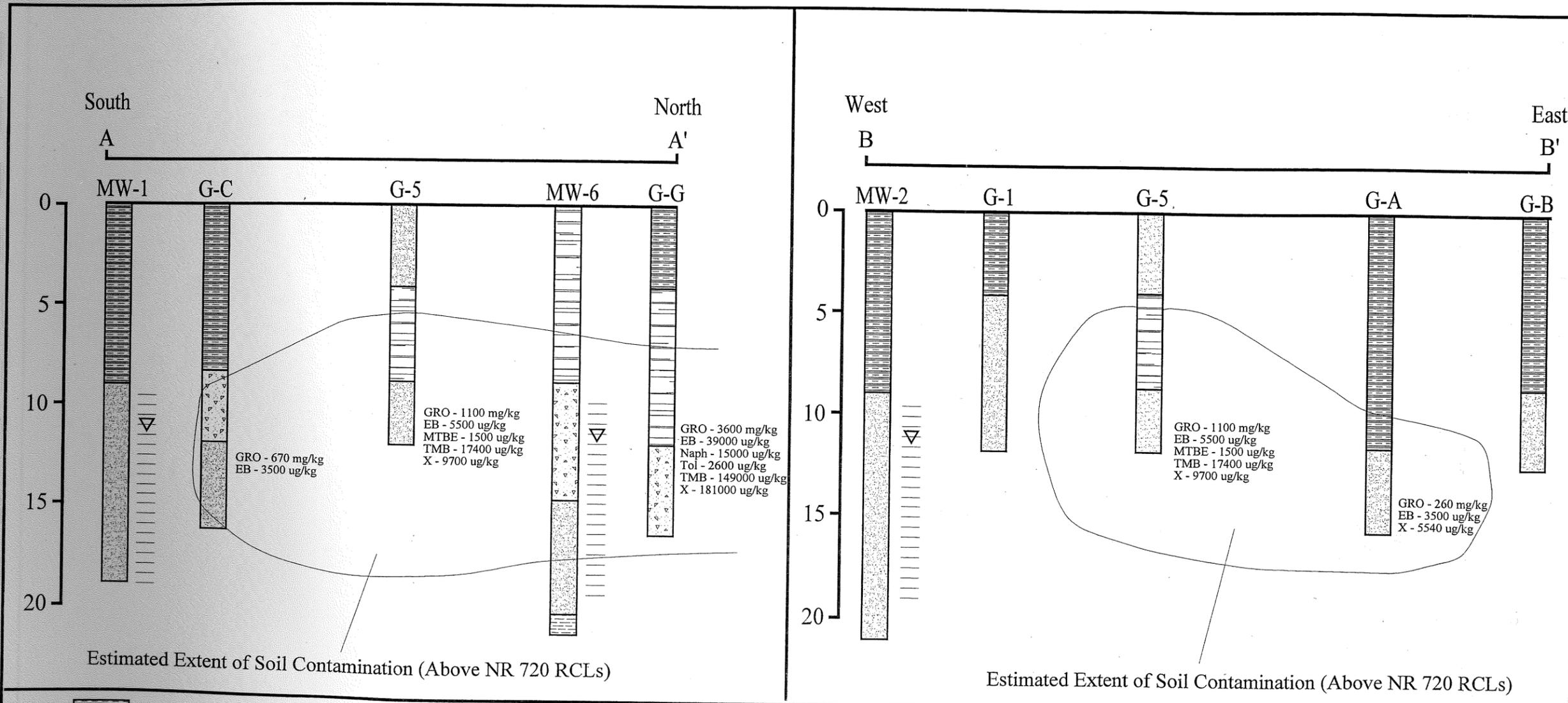
Extent of Soil Contamination Map

Moraine Environmental, Inc.

Figure 4

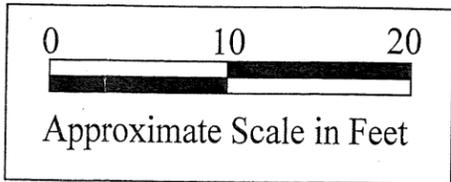
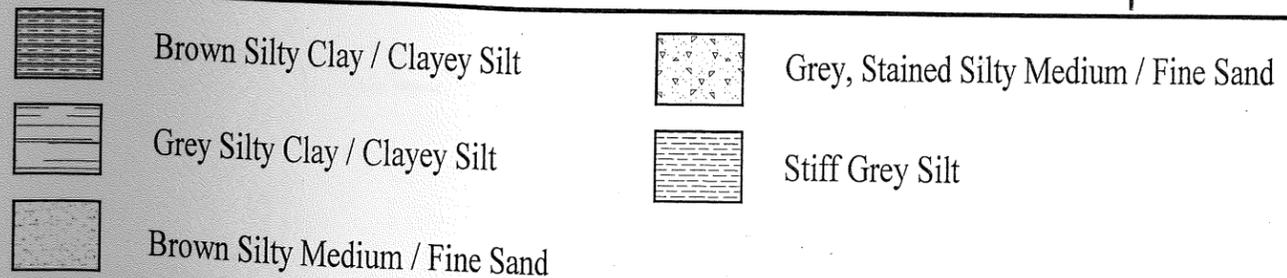
MEI #1946i

Nov. 21, 2000



Estimated Extent of Soil Contamination (Above NR 720 RCLs)

Estimated Extent of Soil Contamination (Above NR 720 RCLs)



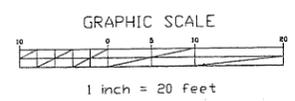
- Listed Contaminants Present at Concentrations Above NR 720 and NR 746 Standards

FIGURE NAME <i>Cross-Section Illustrations</i>		
SITE NAME AND LOCATION <i>Country Cupboard Restaurant N7970 Ski Slide Road Ixonia, Wisconsin</i>		
DATE DRAWN 2-06-02	PROJECT REFERENCE MEI# 1946	FIGURE NAME Figure 6

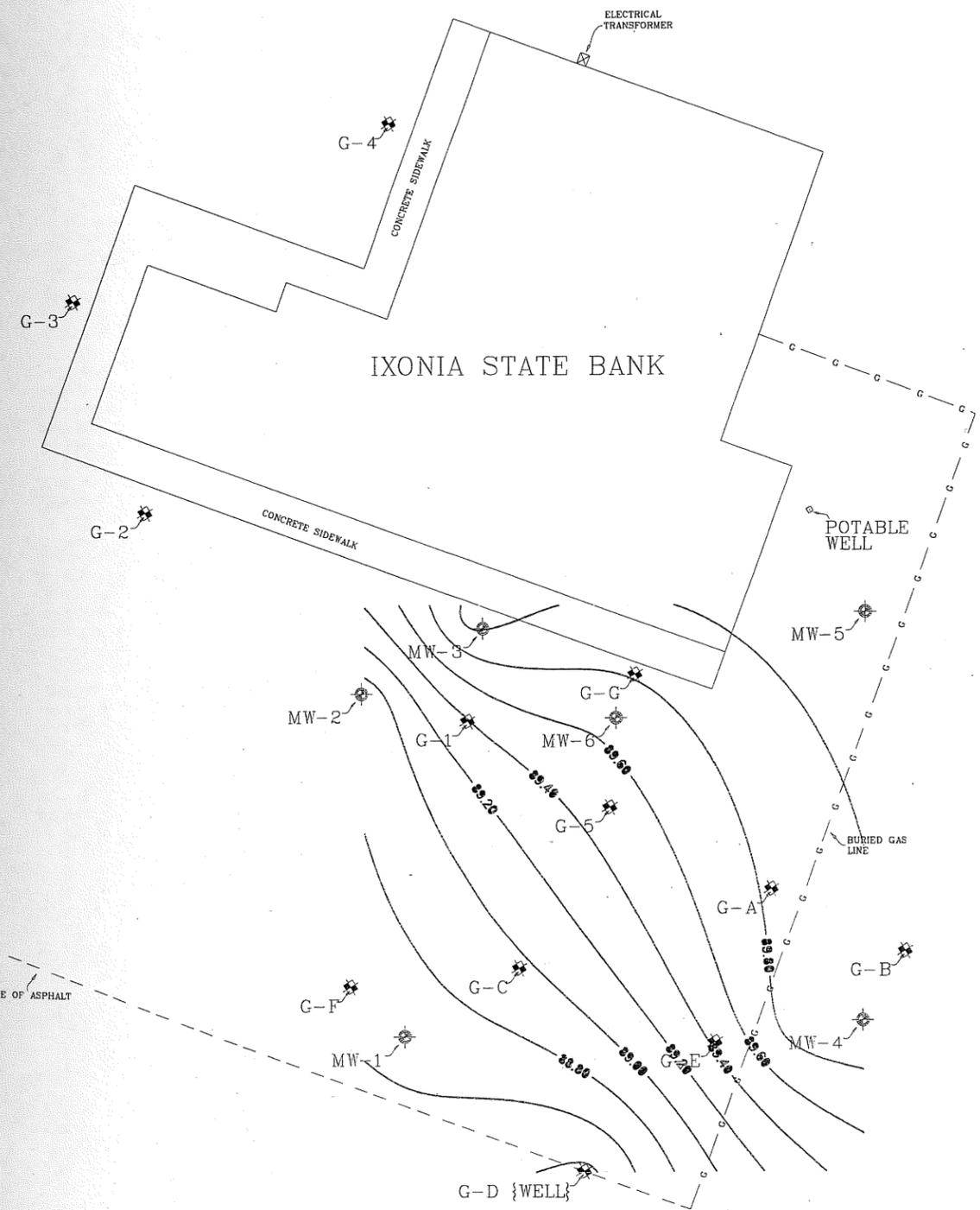
*Ixonia State Bank
N7970 Ski Slide Road
Ixonia, Wisconsin*

Legend

- ⊕ GROUNDWATER MONITORING WELL
- ⊗ GEOPROBE BORING
- ⊙ POTABLE WATER WELL/SUMP
- G GAS MAIN
- - - EDGE OF ASPHALT



Being a part of the Northeast 1/4 of Section 25,
Township 8 North, Range 16 East, in the Town of
Ixonia, Jefferson County, Wisconsin.



Groundwater Flow Map {4/5/01}

Moraine Environmental, Inc.

Figure 8

MEI #1946i

Apr. 11, 2001

TABLE 2
SOIL QUALITY RESULTS -GEOPROBE SOIL BORINGS (Oct. & Nov., 2000)
FORMER COUNTRY CUPBOARD RESTAURANT
IXONIA, WI - PROJECT #1946

Geoprobe boring Location	Depth (feet bgs)	PID VALUE	GRO (mg/kg)	Total Lead (mg/kg)	Benzene	n-Butyl Benzene	sec-Butyl benzene	Isopropyl-benzene	Ethylbenzene	p-Isopropyl-toluene	Methyl-tert-butyl-ether	Naphthalene	n-Propyl-benzene	Toluene	1,2,4-Trimethyl-benzene	1,3,5-Trimethyl-benzene	Total Xylenes
G-5	8-12	515	1100	NA	<630	NA	NA	NA	5500**	NA	1500	NA	NA	<630	10000	7400	9700
G-A	8-12	144	14	16.0	<25	<25	<25	<25	56~	<25	<25	<25	<25	32*	130	43~	207
G-A	12-16	1037	260	5.1	<50	1100	230	510	3500	410	<50	1700	1500	430	9400	3400	5540
G-B	4-8	7	<2.8	5.9	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
G-B	8-12	19	<2.8	3.8	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
G-C	8-12	752	<2.8	8.1	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
G-C	12-16	982	670	4.2	<50	2700	490	570	3500	720	<50	1300	2100	300	5700	4200	2770
G-D	8-12	22.0	<2.8	3.5	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
G-D	12-16	36	<2.7	3.2	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
G-E	8-12	23	3	3.0	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
G-E	12-16	530	56	2.8	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
G-F	8-12	51.0	5	3.4	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75
G-F	12-16	541	6.0	2.5	<25	29~	<25	<25	110	<25	<25	<25	<25	<25	87	30~	<75
G-G	8-12	1224	3600	12.0	<500	11000	2300	5600	39000**	4000	<50	15000**	17000	2600	110000**	39000**	181000**
G-G	12-16	447	83	2.9	<25	31~	<25	<25	<25	<25	<25	<25	<25	<25	51~	288	<75
NR 720 Generic Residual Contaminant Levels			100*	50+	5.5	NSE	NSE	NSE	2900	NSE	NSE	NSE	NSE	1500	NSE	NSE	4100
COMM 46 / NR 746 Table 1 Soil Screening Levels			NSE	NSE	8500	NSE	NSE	NSE	4600	NSE	NSE	2700	NSE	38000	83000	11000	42000

Notes: mg/kg = milligrams per kilogram = parts per million (ppm)
 NA = Not Analyzed
 * = GRO standards for permeable soils (K>10E-6 cm/s)
 + = Non-Industrial Site Standard
Bold results indicate compound concentrations exceed NR 720 standards
Bold and ** results indicate compound concentrations exceed NR 746 Table 1 values.

NSE - No Standard Established
 PID values expressed in ppm instrument units as Isobutylene
 ~ = Compound detected below the Limit of Quantitation (LOQ)

All results are expressed in ug/kg (micrograms per kilogram) except as noted

TABLE 2A
SOIL QUALITY RESULTS - SOIL BORINGS (January 15, 2001)
FORMER COUNTRY CUPBOARD RESTAURANT
IXONIA, WI - PROJECT #1946

Geoprobe boring Location	Depth (feet bgs)	PID VALUE	GRO (mg/kg)	Benzene	Ethylbenzene	Methyl-tert-butyl-ether	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes
B-1	9.5 - 11.0	1.5	<2.8	<25	<25	<25	<25	<25	<25	<25	<50
B-1	14.5 - 16.0	97.0	19.0	<25	410	<25	230	51.0	190	400	284
B-2	9.5 - 11.0	1.0	<2.7	<25	<25	<25	<25	<25	<25	<25	<50
B-2	14.5 - 16.0	10.0	6.2	<25	<25	<25	<25	<25	95.0	100	55.0
B-3	9.5 - 11.0	1.0	<2.7	<25	<25	<25	<25	<25	<25	<25	<50
B-3	14.5 - 16.0	15.0	5.1	<25	<25	<25	80.0	32.0	37.0	31.0	91.0
B-4	14.5 - 16.0	197	33.0	<25	340	<25	200	<25	300	140	550
B-4	19.5 - 21.0	1.0	<2.7	<25	<25	<25	<25	<25	<25	<25	<50
B-5	9.5 - 11.0	228	1700	<500	14000**	<500	10000**	<500	45000	30000**	18000
B-5	14.5 - 16.0	3.4	<2.9	<25	<25	<25	<25	<25	<25	<25	<50
B-6	14.5 - 16.0	185	33.0	<25	170	<25	320	<25	240	250	200
B-6	19.5 - 21.0	23.0	44.0	570	2900	<25	490	700	660	930	2330
NR 720 Generic Residual Contaminant Levels			100*	5.5	2900	NSE	NSE	1500	NSE	NSE	4100
COMM 46 / NR 746 Table 1 Soil Screening Levels			NSE	8500	4600	NSE	2700	38000	83000	11000	42000

Notes: mg/kg = milligrams per kilogram = parts per million (ppm)
 NA = Not Analyzed
 * = GRO standards for permeable soils (K>10E-6 cm/s)
 + = Non-Industrial Site Standard
Bold results indicate compound concentrations exceed NR 720 standards
Bold and ** results indicate compound concentrations exceed NR 746 Table 1 values.

NSE - No Standard Established
 PID values expressed in ppm instrument units as Isobutylene
 ~ = Compound detected below the Limit of Quantitation (LOQ)

All results are expressed in ug/kg (micrograms per kilogram) except as noted

**TABLE 1
GROUNDWATER QUALITY RESULTS
FORMER COUNTRY CUPBOARD RESTAURANT
IXONIA, WI - PROJECT #1946**

Chemical	G-5	G-A	G-D	CH NR140	CH NR140
	11/22/2000	11/22/2000	11/22/2000	ES	PAL
Benzene	33*	51*	0.53~	5.0	0.5
Ethyl Benzene	130	220	1.5	700	140
Methyl-Tert-Butyl-Ether	<1.8	<0.90	<0.36	60	12
Toluene	110	230	2.1	1000	200
1,2,4 & 1,3,5-Trimethylbenzene	154	181	0.67~	480.0	96
Xylene, m + p + o	282	470	3.1~	10,000	1000.0

KEY: ~ = Compound detected below the Limit of Quantitation (LOQ)
 * = Exceeds Enforcement Standard (ES)
 BOLD & * = Exceeds Enforcement Standard (ES)
 BOLD = Exceeds Preventive Action Limits (PALs)
 ed in micrograms per liter (ug/l) equivalent to

TABLE 3
Ixonia State Bank
Groundwater Quality Results

Sample Location	Sample Date	GRO	Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	Combined Trimethylbenzene	Combined Xylenes	Soluble Lead
MW-1	January 26, 2001	1200	21.0*	68.0	<0.20	12.0	15.0	73.0	37.8	6.6
	April 5, 2001	160	2.9	11.0	<0.43	1.1	1.5	8.2	4.1	--
	July 16, 2001	260	8.1*	8.3	1.1	4.3	4.9	19.1	13.7	--
	October 23, 2001	420	4.7	7.6	<0.43	9.2	3.5	3.9	1.4	--
MW-2	January 26, 2001	<50	<0.29	<0.57	<0.20	<0.27	0.26	<0.63	<0.63	1.5
	April 5, 2001	<50	<0.45	<0.82	<0.43	<0.89	<0.68	<2.0	<2.5	--
	July 16, 2001	<50	<0.45	<0.82	<0.43	<0.89	<0.68	<2.0	<2.5	--
	October 23, 2001	<50	<0.45	<0.82	<0.43	<0.89	<0.68	<2.0	<2.5	--
MW-3	January 26, 2001	130	0.33	<0.57	<0.20	<0.27	0.54	0.69	0.60	150*
	April 5, 2001	100	<0.45	0.94	<0.43	<0.89	<0.68	<2.0	<2.5	--
	July 16, 2001	<50	<0.45	<0.82	<0.43	<0.89	<0.68	<2.0	<2.5	--
	October 23, 2001	<50	<0.45	<0.82	<0.43	<0.89	<0.68	<2.0	<2.5	--
MW-4	January 26, 2001	750	<0.29	2.1	<0.20	1.2	<0.13	14.7	2.4	2.0
	April 5, 2001	480	<0.45	1.2	<0.43	1.1	<0.68	7.4	<2.5	--
	July 16, 2001	340	<0.45	2.2	4.7	1.4	<0.68	5.1	3.6	--
	October 23, 2001	320	<0.45	2.3	2.6	<0.89	<0.68	4.5	2.8	--
MW-5	January 26, 2001	200	0.29	7.0	<0.20	1.8	0.65	17.2	4.1	8.2
	April 5, 2001	230	<0.45	16.0	<0.43	6.0	<0.68	35.0	8.8	--
	July 16, 2001	640	<0.45	60.0	<0.43	24.0	0.93	45.0	13.3	--
	October 23, 2001	510	<0.45	48.0	<0.43	11.0	<0.68	38.0	14.0	--
MW-6	January 26, 2001	6400	3.7	190	<0.40	52.0*	55.0	360	300	3.6
	April 5, 2001	7300	<1.8	230	<1.7	69.0*	63.0	360	351	--
	July 16, 2001	8100	<4.5	270	63.0*	88.0*	44.0	510*	395	--
	October 23, 2001	5800	<2.2	150	13.0	54.0*	24.0	310	196	--
G-D	January 26, 2001	NA	<0.35	<0.37	NA	NA	0.54	0.38	<1.0	NA
	April 5, 2001	<0.50	<0.45	<0.82	<0.43	<0.89	<0.68	<2.0	<2.5	--
	July 16, 2001	<0.50	<0.45	<0.82	<0.43	<0.89	<0.68	<2.0	<2.5	NA
	October 23, 2001	<0.50	<0.45	<0.82	<0.43	<0.43	<0.68	<2.0	<2.5	--
NR 140 Prev. Act. Lim.		NSE	0.5	140	12.0	8.0	200	1000		1.5
NR 140 Enforcement Std.		NSE	5.0	700	60.0	40.0	1000	10000		15.0

Concentrations Expressed as Micrograms per Liter (ug/l)

<0.0 - Not Detected at Concentration Above Method Detection Limit

Q - Detected Below Laboratory Quantification Limit

Bold Print - Concentration Exceeds NR 140 Preventive Action Limit

* - Concentration Exceeds NR 140 Enforcement Standard

NA - Not Analyzed

NSE - No Standard Established

TABLE 4
GROUNDWATER LEVEL ELEVATIONS
Ixonix State Bank - MEI Project No. 1946i

Monitoring Well	Top of Casing Elevation*	Measurement Date	Depth to Water from Top of Casing*	Static Water Level Elevation*
MW-1	97.84	01/26/2001	12.33	85.51
		04/05/2001	9.15	88.69
		07/16/2001	9.00	88.84
		10/23/2001	8.60	89.24
MW-2	98.27	01/26/2001	12.66	85.61
		04/05/2001	9.45	88.82
		07/16/2001	9.28	88.99
		10/23/2001	9.08	89.19
MW-3	98.99	01/26/2001	12.41	86.58
		04/05/2001	8.93	90.06
		07/16/2001	8.70	90.29
		10/23/2001	8.61	90.38
MW-4	98.07	01/26/2001	11.53	86.54
		04/05/2001	8.06	90.01
		07/16/2001	8.00	90.07
		10/23/2001	7.67	90.40
MW-5	98.40	01/26/2001	11.72	86.68
		04/05/2001	8.27	90.13
		07/16/2001	8.08	90.32
		10/23/2001	7.76	90.64
MW-6	98.61	01/26/2001	12.37	86.24
		04/05/2001	8.95	89.66
		07/16/2001	8.87	89.74
		10/23/2001	8.62	89.99
G-D	98.03	01/26/2001	12.89	85.14
		04/05/2001	9.67	88.36
		07/16/2001	12.53	85.50
		10/23/2001	--	--

* Top of Casing and Static Water Elevations Referenced to 100' Datum (Southwest corner of building elevation).