

GIS REGISTRY INFORMATION

SITE NAME: WPL BLACKHAWK GENERATING PLANT
 BRRTS #: 02-54-001489 FID # (if appropriate): _____
 COMMERCE # (if appropriate): _____
 CLOSURE DATE: 11/13/2007
 STREET ADDRESS: 852 PLEASANT ST
 CITY: BELOIT

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 599475 Y= 226617

CONTAMINATED MEDIA: Groundwater Soil Both
 OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____
 GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1: _____
 GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

CONTAMINATION IN RIGHT OF WAY: Yes No

- DOCUMENTS NEEDED:**
- Closure Letter, and any conditional closure letter or denial letter issued
 - Copy of most recent deed, including legal description, for all affected properties
 - Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
 - County Parcel ID number, if used for county, for all affected properties
 - Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
 - Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
 - Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
 - Tables of Latest Soil Analytical Results (no shading or cross-hatching)
 - Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
 - GW: Table of water level elevations, with sampling dates, and free product noted if present
 - GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
 - SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
 - Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
 - RP certified statement that legal descriptions are complete and accurate
 - Copies of off-source notification letters (if applicable)
 - Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
 - Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure
 - Copy of any maintenance plan referenced in the deed restriction.





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711-5397
Telephone 608-275-3266
FAX 608-275-3338
TTY Access via relay - 711

November 13, 2007

File Ref: 02-54-001489
Rock County

Ms Jill Stevens
Alliant Energy
4902 North Biltmore Lane
Madison, WI 53707

SUBJECT : Final Site Closure: WPL Blackhawk Generating Station, 852 Pleasant Street, Beloit, WI

Dear Ms Stevens:

On November 13, 2007, the South Central Region Closure Committee reviewed your request for closure of the case described above. The Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. 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.

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

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 GIS Registry. To review the sites on the GIS Registry web page, visit <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 <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

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 me at 608-275-3303

Sincerely,

Michael Schmoller
Hydrogeologist

cc: Robyn Seymour, Seymour Environmental, 2531 Dyreson Road, McFarland, WI 53558

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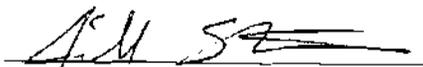
0 7 20 0 7

ENCLOSURE A
REQUIRED DOCUMENTATION FOR WDNR
GIS REGISTRY OF CLOSED REMEDIATION SITES
SOIL

(BRRTS # 02-54-0001489)

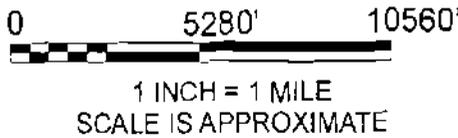
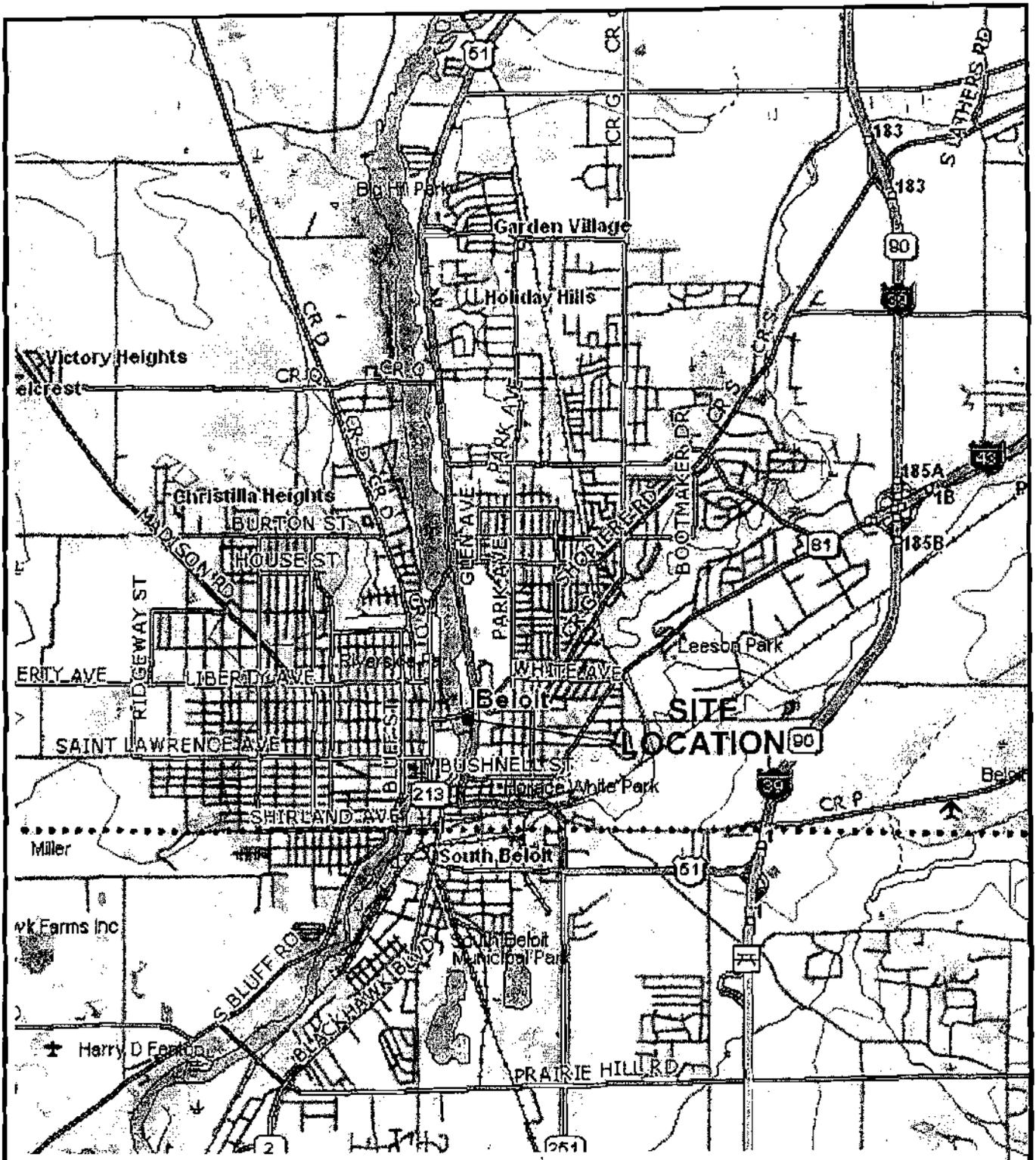
- ◆ In October 2007 a check was submitted to the WDNR for GIS registry of the site for soil contamination exceeding the NR720 RCLs.
- ◆ A copy of the most recent deed is attached.
- ◆ The contaminated site boundary lies entirely within the subject parcel. The parcel address is 852 Pleasant Street, Beloit, Wisconsin. The parcel identification number is Rock County # 206/13520399.
- ◆ A site location map is attached.
- ◆ A map of the property showing structures and the location of residual soil contamination exceeding NR720 RCLs is attached.
- ◆ A table of the soil analytical results is attached.
- ◆ A map showing the location where soil samples were collected and extent of residual contamination exceeding NR720 RCLs is attached.

To the best of my knowledge the legal description and parcel information attached to this package are accurate. The contamination does not extend onto any neighboring properties or public street right-of-ways.



Ms. Jill Stevens – Property Representative – Alliant Energy

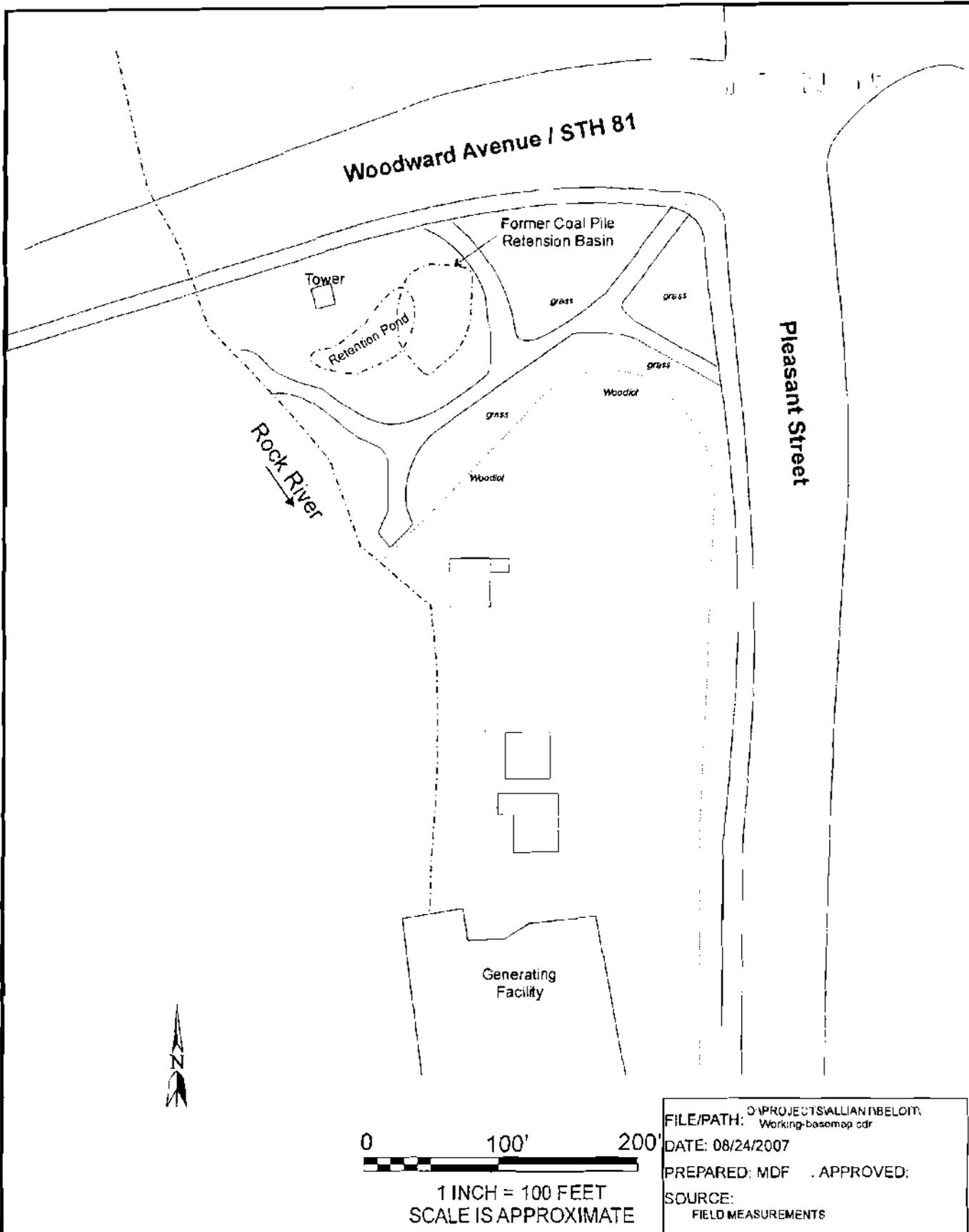
- ◆ The geographic position of the property based on the WTM91 projection is (599475,226617).



FILE/PATH: D:\PROJECTS\ALLIANT\BELOIT\Working-basemap.cad
 DATE: 08/24/2007
 PREPARED: MDF APPROVED:
 SOURCE: DELORME TOPO USA

**SEYMOUR
 ENVIRONMENTAL
 SERVICES, INC.**

SITE LOCATION
 Blackhawk Generating Facility
 852 Pleasant Street
 Beloit, Wisconsin



FILE/PATH: O:\PROJECTS\ALLIANT\BELOIT\ Working-basemap.cdr
 DATE: 08/24/2007
 PREPARED: MDF . APPROVED:
 SOURCE: FIELD MEASUREMENTS

0 100' 200'
 1 INCH = 100 FEET
 SCALE IS APPROXIMATE

SEYMOUR
 ENVIRONMENTAL
 SERVICES, INC.

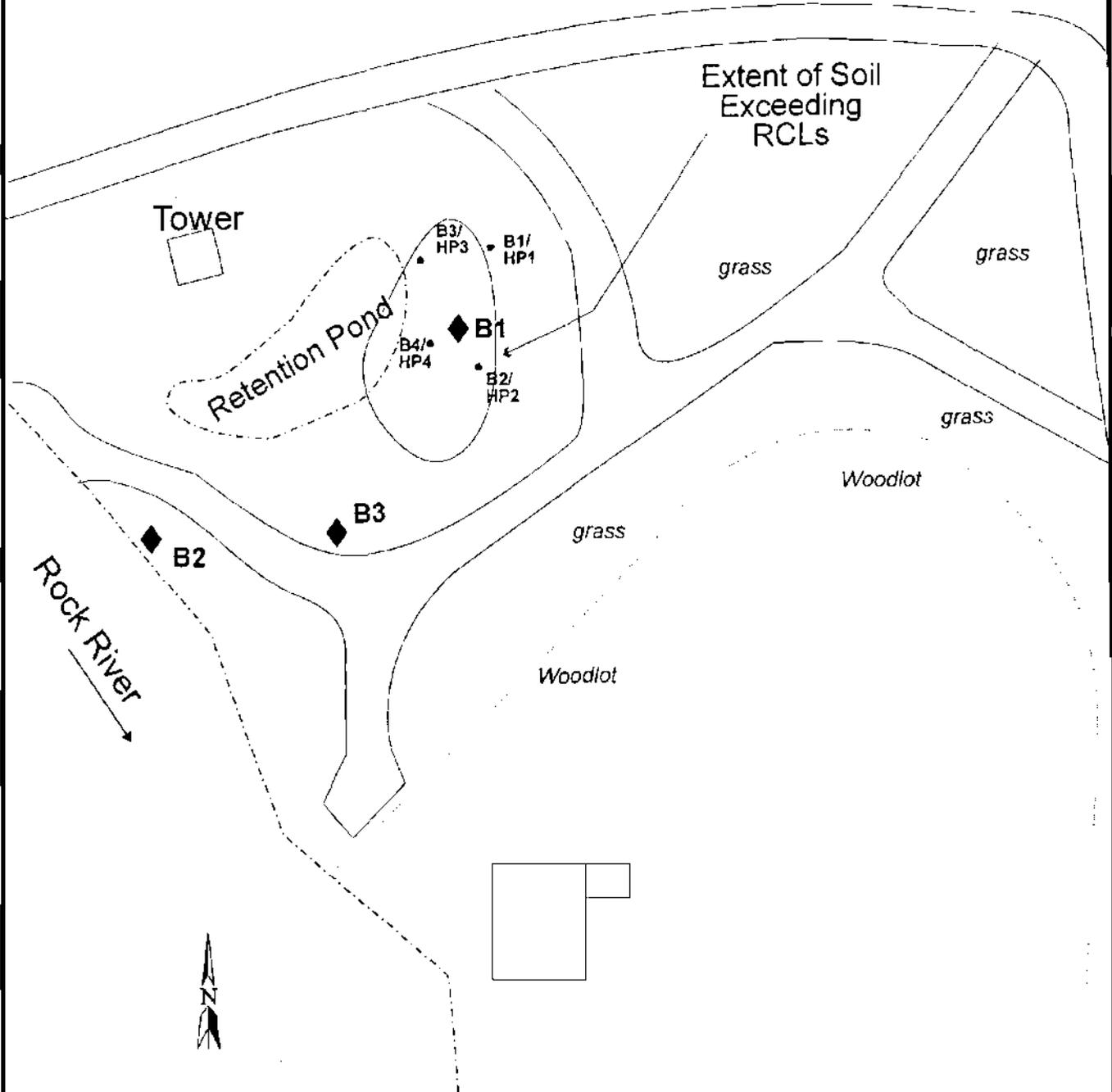
SITE LAYOUT
 Blackhawk Generating Facility
 852 Pleasant Street
 Beloit, Wisconsin

TABLE 1
SUMMARY OF SOIL ANALYTICAL DATA (Jan. 5, 1993)
ALLIANT - Blackhawk Facility - Beloit WI

Sample I.D.	B1	B2	B3	B4	B4	NR720	NR746	
Depth (ft)	6.5-8.5	4-6	4-6	6.5-8.5	14-16	RCLs	Table 2	Table 1
DRO	<4.7	660	7.0	610	28	100	ns	ns
GRO	3.6	277	3.8	75	<3.5	100	ns	ns
PVOCs								
Benzene	2.7	<6.9	145	8.6	7.5	5.5	1100	8500
Ethylbenzene	<4.9	138	493	258	78	2900	ns	4600
Methyl-tert-butyl ether	1.8	<10	<160	<8.7	<4.6	ns	ns	ns
Toluene	5	27	<357	24	13	1500	ns	38000
1,3,5 Trimethylbenzenes	<8.5	302	<624	167	83	ns	ns	11000
1,2,4 Trimethylbenzenes	<8.5	346	<624	281	163	ns	ns	83000
Total Trimethylbenzenes	<17.0	648	<1248	448	246	ns	ns	ns
Total Xylenes	2.9	208	2.9	399	113	4100	ns	42000
PAHs								
Acenaphthrene	<68	<68	<68	<68	<68	38000	900,000	ns
Acenaphthylene	<60	<60	<60	<60	<60	700	18000	ns
Anthracene	141	214	<44	<44	75	3,000,000	5,000,000	ns
Benzo(a)anthracene	<40	<40	<40	<40	<40	17000	88	ns
Benzo(a)pyrene	<32	<32	<32	<32	<32	48000	8.8	ns
Benzo(b)fluoranthene	<36	<36	<36	<36	<36	360,000	88	ns
Benzo(g,h,i)perylene	<24	<24	<24	<24	<24	6,800,000	1800	ns
Benzo(k)fluoranthene	<28	<28	<28	<28	<28	870,000	880	ns
Chrysene	414	<28	<28	<28	<28	37,000	8,800	ns
Dibenzo(a,h)anthracene	<28	<28	<28	<28	<28	38,000	8.8	ns
Fluoranthene	<60	<60	<60	<60	<60	500,000	600,000	ns
Fluorene	342	1550	4150	2700	651	100,000	600,000	ns
Indeno(1,2,3-cd)pyrene	<28	<28	<28	<28	<28	680,000	88	ns
1-Methylnaphthalene	818	1850	<76	9260	2280	23,000	1,100,000	ns
2-Methylnaphthalene	8230	599	1690	1570	681	20,000	600,000	ns
Naphthalene	4340	<24	<24	406	204	400	20,000	2700
Phenanthrene	1260	843	4520	4250	1040	1,800	18,000	ns
Pyrene	<44	<44	<44	<44	<44	8,700,000	500,000	ns

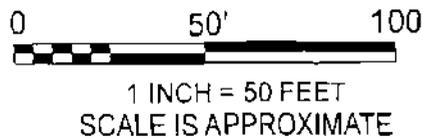
- DRO and GRO results are listed in mg/kg
- PVOC and DRO results are listed in ug/kg
- ns = no standard established
- NR720 RCL = Residual Contaminant Level (exceedances bold)
- NR746 Table 1 = Indicator of Saturated soil pores
- NR746 Table 2 = Direct Contact Hazard Level
- PAH standards from RR-519-97 "Soil Cleanup Levels for PAHS - Interim Guidance" (April 1997)

Woodward Avenue / STH 81



LEGEND

- B1** ◆ - Geoprobe Samples (July 2007)
- B1/HP1** ● - Sample Locations (Miller 1993)



FILE/PATH: D:\PROJECTS\ALLIANT\BELOIT\Working-basemap.cdr
DATE: 08/24/2007
PREPARED: MDF APPROVED:
SOURCE: FIELD MEASUREMENTS

SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

EXTENT OF RESIDUAL SOIL CONTAMINATION
Blackhawk Generating Station
852 Pleasant Street
Beloit, Wisconsin

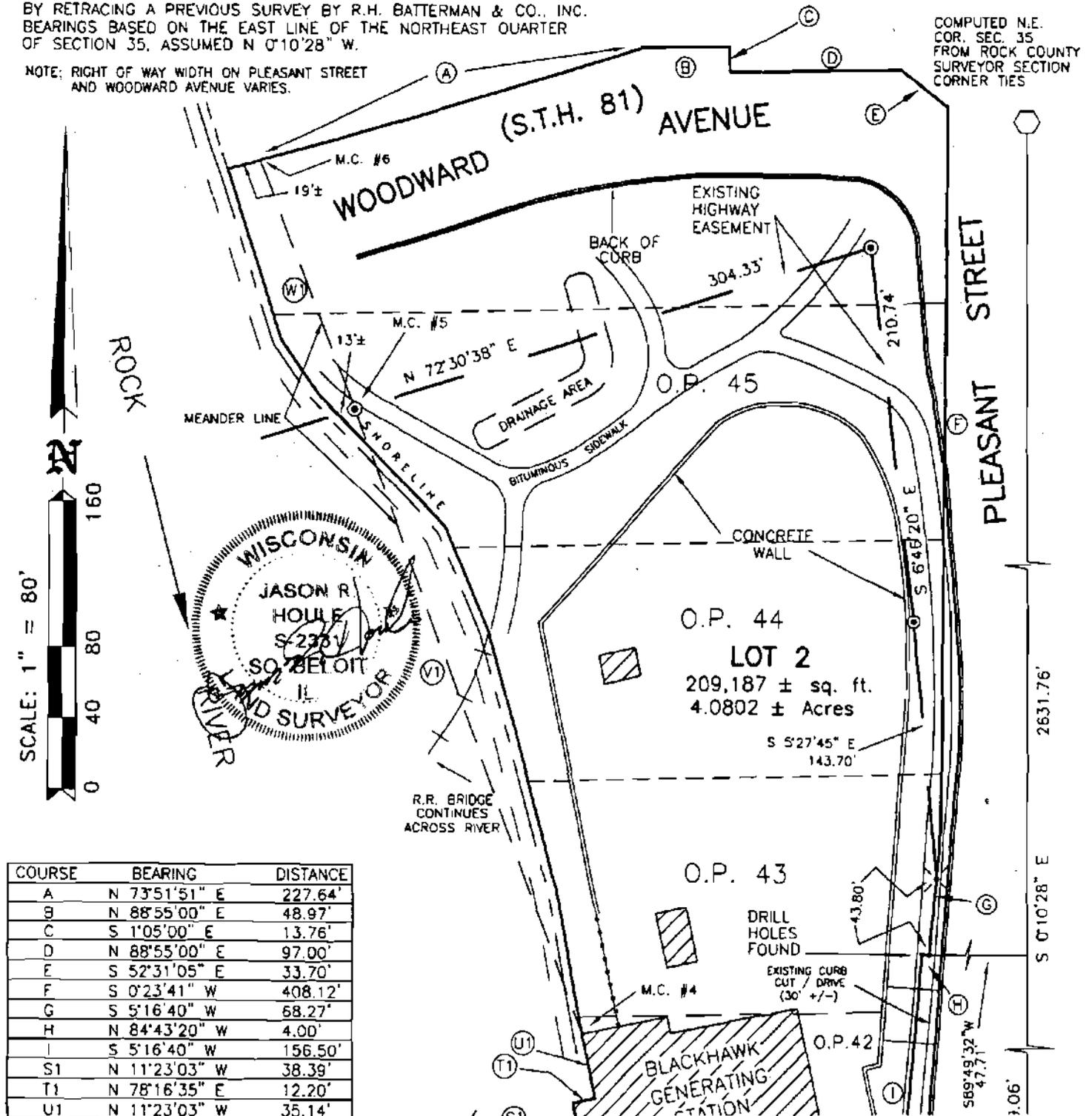
CERTIFIED SURVEY MAP OF

LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1364197 AS RECORDED IN VOLUME 21, PAGES 119-124 OF ROCK COUNTY CERTIFIED SURVEY MAPS, SITUATED IN PART OF GOVERNMENT LOT 5 OF SECTION 35, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN

THE NORTHERLY AND EASTERLY RIGHT-OF-WAY OF LOT 1 WAS DETERMINED BY RETRACING A PREVIOUS SURVEY BY R.H. BATTERMAN & CO., INC. BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, ASSUMED N 0°10'28" W.

NOTE: RIGHT OF WAY WIDTH ON PLEASANT STREET AND WOODWARD AVENUE VARIES.

COMPUTED N.E. COR. SEC. 35 FROM ROCK COUNTY SURVEYOR SECTION CORNER TIES



State of Illinois)
 County of Cook) ss. Personally came before me, this 28th day of April, A.D. 1926
 Marshall E. Sampsell, President, and Leroy J. Clark, Secretary
 of the above named Corporation, to me known to be the persons who executed the foregoing instru-
 ment, and to me known to be such President and Secretary of said Corporation, and acknowledged
 that they executed the foregoing instrument as such officers as the deed of said Corporation,
 by its authority.

(N. S.)

C. M. Schwarz

My com. expires March 19, 1930.

Notary Public, Cook Co., Ill.

Received for Record April 28th A.D. 1926 at 3 o'clock P. M. F. P. Smiley, Register.

No. 328323a Beloit Water Gas and Electric Company To Wisconsin Power and Light Co. Deed

THIS INDENTURE, Made this 28th day of April, 1926, between BELOIT WATER, GAS AND ELECTRIC COMPANY, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Beloit, Wisconsin, party of the first part, and WISCONSIN POWER AND LIGHT COMPANY, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the City of Beloit, County of Rock, and State of Wisconsin, to-wit:

(1) All that certain piece or parcel of land known, distinguished and bounded as follows, to-wit: On the west by Pleasant Street, formerly known as Janesville River Road, on the south by Eclipse Avenue, on the east by Eclipse Avenue and the land known as lot or block 5 in Peet and Salmon's Addition, and on the north by Park Place Street, as shown by a survey and map made by Edward Ruger, dated January 1, 1883, the name of North Bridge Street appearing on said map having afterwards been changed to Eclipse Avenue. The land hereby intended to be conveyed is otherwise described as follows: Commencing at a stake in the east line of the Janesville River Road, so called, on the east side of Rock River; thence running north 80 degrees, 95 minutes, east, 423-1/2 feet to a stake; thence south 3 degrees, 30 minutes, east 233-6/10 feet to a stake in the northwesterly margin of North Bridge Street aforementioned; thence southwesterly along said margin of said North Bridge street 168-3/4 feet to an iron stake; thence westerly along the northerly margin of said street 285-3/4 feet to the east line of said Janesville River Road; and thence northerly along said line 330 feet to the place of beginning.

(2) The premises situate on the west side of Rock River, in said City of Beloit, and described as follows: Beginning at the point of intersection of the center line of the headrace with the center line of the switch track crossing the same at the easterly end of Roosevelt Avenue, formerly "D" street; thence southeasterly along

center of the aforesaid track; thence east to the west bank of Rock River, 37 feet; thence southerly along the west bank of said Rock River to the north line of land owned by the Beloit Iron Works, 276 feet, the north line of said Beloit Iron Works' land being located 100 feet north of and parallel to the center line of St. Lawrence Avenue prolonged east; thence westerly along said north line of Beloit Iron Works' land to the center line of the main switch track to an iron bolt driven in a tie, 69 feet; thence north and westerly along the center line of aforesaid main switch track, which is the east boundary line of the N. B. Gaston's Sons Company's land and also the east boundary line of R. J. Dowd's land, 146 feet to the northeast corner of said R. J. Dowd's land; thence westerly along the north line of said R. J. Dowd's land to the center of the tailrace, approximately 216 feet, to the east line of property owned by C. O. Warner; thence northerly along the east line of said C. O. Warner's land and the east line of the Berlin Machine Works' land and property, (being the center line of aforesaid tailrace) 73 feet to the north line of said Berlin Machine Works' north line prolonged easterly; thence westerly along the north line of said Berlin Machine Works' land, to the center line of said headrace; thence northerly along the center line of said headrace to the point of beginning; subject, however, to the easements for switch track purposes on said premises, and for the purpose of a driveway along the easterly side of the head-race varying in width from thirty to forty feet and used in common by Beloit Water, Gas and Electric Company and others. This description includes premises formerly known as the "Salmon Mill property" and other lands, and said "Salmon Mill property" is located in Block 14, Hanchett and Lawrence's Addition to said City of Beloit, and is separately described as follows: Beginning at the main headrace at a point where the Salmon Mill switch track leads across said headrace to the Berlin Machine Works, thence easterly along the line of said switch track to the main switch track leading to the Beloit Iron Works and bounded by aforesaid track on the north and east; on the south by lands conveyed by C. B. Salmon to R. J. Dowd & Sons Knife Works and running on the north line of said Knife Works to the property of C. O. Warner; thence north on said C. O. Warner's east line to the north line of the tailrace of the Berlin Machine Works; thence west on said north line of Berlin Machine Works, flume and property to the center of the main headrace; thence north on the main headrace to the place of beginning, except that part conveyed to R. J. Dowd Knife Works by deed recorded August 23, 1919, at 10:25 P.M. in Volume 210 of Deeds, page 520.

(3) the premises described as follows: Beginning at a point on the south side of Lot 66, according to Hopkin's plat and survey, made for R. P. Crane and others, where it intersects the east line of land owned by the Chicago and Northwestern Railway Company thence northerly along the east line of said railway company's land, 57 feet; thence easterly at right angles to said east line of said railway company's land 45 feet; thence northeasterly to a point 90 feet north of the south line of said lot 66 and 85 feet west of the west side of Mill Street; thence easterly on a line parallel with the south side of said Lot 66, 85 feet to the west side of Mill Street; thence southerly along the west side of Mill Street, 90 feet to the south line of said Lot 66; thence Westerly along said south line of said Lot 66 to the place of beginning; excepting and reserving a right of way heretofore given to C. Miller and the Eclipse Engine Company of a strip of land 10 feet wide and 85 feet long which extends from Mill Street westerly 85 feet, and the south line of which strip is 80 feet from the south line of said Lot 66, also excepting and reserving a right of way heretofore given to the Chicago, Milwaukee and St. Paul Railway Company running north and south through the above described premises, and now used by said railway company for a side track.

Also and further conveying the following parcel of land lying south of the land

on the north by Mill Street and the south line of said lot 66; excepting and reserving a right of way heretofore granted and now occupied by Chicago, Milwaukee & St. Paul Railway Company, and on which its switch track is now located, and said railway company having a right to operate its track on said premises, together with the privileges and appurtenances thereto belonging.

Also a parcel of land described as follows: Commencing at a point in the west line of Mill street 90 feet north of the southwest corner of lot 66 of the original plat of Beloit, (John Hopkin's Survey), and running thence north along said west line, (the same being also the west line of said lot 66 and of lot 65 adjoining the same), 116 feet to a point in the west line of said lot 65 where the right of way of the switch track of the Chicago and North Western Railway Company crosses the same; thence northwesterly along said right of way, 158 feet; thence southwesterly in a straight line to a point in said lot 66 which is east of and 109 feet distant from the place of beginning; thence westerly in a straight line to the place of beginning.

(4) A parcel of land known and described as follows: All that part of blocks or lots 62, 63, 64 and the north half of 65, according to the plat or survey made by John Hopkins for Robert P. Crane and others, which lies west of the premises owned and occupied by the Chicago and North Western Railway Company; the south half of block 65 and all of block 66 of said plat and the survey of Beloit made by John Hopkins for Robert P. Crane and others, excepting therefrom the lands belonging to the Chicago and North Western Railway Company. Also lots 165 to 193 inclusive (now vacated) of Goodhue's Subdivision of blocks 67, 68, 69, 70, 75 76 and 77, in the original village of Beloit. It is intended to convey by this paragraph all of the land bounded as follows: On the north by Rock River, on the west by Rock River, on the south by Shirland Avenue, on the east by the right of way of the Chicago and North Western Railway Company, subject to easements for switch tracks on said premises.

(5) A parcel of land described as follows: All those parts of blocks 40 and 41 that lie west of the Janesville River Road, also known as Pleasant Street, according to the survey and plat of the village of Beloit made by John Hopkins for Otis P. Bicknell and others, being a part of fractional lot 5, in section 35, township 1 north of range 12 east, Rock County, Wisconsin, subject to easements for switch tracks on said premises.

(6) That part of the South two-thirds ($S \frac{2}{3}$) of River Lot forty-four (44) Beloit, Wisconsin, according to Hopkins' Plat and Survey, lying West of Pleasant Street, described as follows: Beginning at the intersection of the West line of Pleasant Street with the South line of said Lot 44; thence westerly on the South line of said lot fifty (50) feet to a point twenty-one (21) feet from the center of engine house switch track, said twenty-one (21) feet being measured at right angles to said switch track; thence Northwesterly parallel to said engine house switch track and twenty-one (21) feet distant from the center line of same to a line parallel to the south line of said Lot 44 and eighty-eight feet from said South line; thence Easterly and parallel to said South line eighty-two (82) feet to the West line of Pleasant Street; thence southerly on the West line of Pleasant Street to beginning.

The party of the first part intends to convey hereby all that part of the South two-thirds ($S \frac{2}{3}$) of said Lot 44 lying between Pleasant Street and a line parallel to and twenty-one (21) feet from the center of the engine house switch track.

(7) All that part of the South one-sixth ($S \frac{1}{6}$) of Bluff Lot forty-five (45) and a strip of land two-thirds of a rod wide immediately North of and adjoining the same that lies West of Pleasant Street; also all that part of the North one-third ($N \frac{1}{3}$) of Bluff Lot

(8) All that part of the South two-thirds ($S \frac{2}{3}$) of Bluff Lot Forty-four (44) City of Beloit, according to Hopkins Survey, which lies west of Beloit and Janesville River Road or Pleasant Street, except so much thereof as has been deeded to one William Fallon by the Rock River Paper Mill Company. Also the right, privilege, and easement of a right of way to be used in common with others over, along and upon a strip of land of equal width sixteen (16) feet wide in City of Beloit, Rock County, Wisconsin, bounded on north by Eclipse Avenue; on the east by right of way of joint switch track of Chicago and North Western and Chicago, Milwaukee and St. Paul Railway Companies and extending southerly eight (8) rods to lands south of premises, described in a quit claim deed from the Second National Bank of Beloit, Wisconsin to Frank Kline dated July 25, 1907.

Said right of way is more particularly described as follows: Bounded on the north by said Eclipse Avenue; on east by said right of way of Chicago and Northwestern and Chicago, Milwaukee and St. Paul Railway Companies used for a joint switch track system; on west by a line parallel with said right of way and sixteen (16) feet west of same and on south by land south of premises described in said Quit Claim Deed from said Second National Bank of Beloit, Wisconsin, to said Frank Kline.

Subject, however, to easement granted to the Chicago and Northwestern Railway Company and the Chicago, Milwaukee and St. Paul Railway Company by deed dated September 1, 1883, and recorded in office of Register of Deeds for Rock County, Wisconsin, on January 20, 1884, in Volume 107 of Deeds page 229 and etc. and subject also to any rights of flowage of Beloit Water Power Company.

(9) Part of block or Bluff lot 45 of Hopkins' Survey described as follows: Beginning at a point in the north line of lot forty five (45) Hopkins' Survey, six and fifty and one-third hundredths ($6.50 \frac{1}{3}$) chains west from the center of Prospect Street and twenty (20) feet east of the center of the railway switch track; thence south $11^{\circ} 5'$ east one and fifty-three and four tenths hundredths ($1.53 \frac{4}{10}$) chains to a point twenty (20) feet east of the center of the said railway switch track; thence west on a line parallel with the north line of said lot forty-five (45) to Rock River; thence northerly along said River to the north line of said lot; thence east along said north line to point of beginning.

Also the right, privilege and easement of a right of way to be used in common with others over, along and upon a strip of land of equal width sixteen (16) feet wide in City of Beloit, Rock County, Wisconsin, bounded on North by Eclipse Avenue; on east by right of way of joint switch tracks of Chicago and North Western and Chicago, Milwaukee and St. Paul Railway Companies and extending southerly eight rods to lands south of premises described in a quit claim deed from the Second National Bank of Beloit, Wisconsin, to Frank Kline dated July 25, 1907.

Said right of way is more particularly described as follows: bounded on the north by said Eclipse Avenue; on east by said right of way of Chicago and North Western and Chicago Milwaukee and St. Paul Railway Companies used for a joint switch track system; on west by a line parallel with said right of way and sixteen (16) feet west of same; and on south by land south of premises described in said quit claim deed from said Second National Bank of Beloit, Wisconsin, to said Frank Kline.

Subject, however, to easement granted to the Chicago and North Western Railway Company and the Chicago, Milwaukee and St. Paul Railway Company by deed dated September 1, 1883, and recorded in office of Register of Deeds for Rock County, Wisconsin, on January 20, 1884, in Vol. 107 of Deeds page 299 and etc. and subject also to any rights of flowage of Beloit Water Power Company.

(10) All that part of blocks or bluff lots forty-two (42) and forty-three (43) Village (now City) of Beloit as defined by Hopkins Survey thereof, which lies on the westerly side of the highway known as Pleasant Street or the Janesville and Beloit River Road, subject however, to the rights, privileges and easements conveyed to the Chicago and North Western and the Chicago, Milwaukee and St. Paul Railway Companies by deed recorded in the office of the Register of Deeds for Rock County, Wisconsin, in Vol. 107 of Deeds page 229 and also subject to the rights, privileges and easements conveyed to said Railway Companies by deed dated July 3, 1907, and recorded in Vol. 170 of deeds page 497 in the office of said Register of Deeds, and also subject to whatever rights of flowage the Beloit Water Power Company has over any part of said premises.

(11) All that part of blocks or bluff lots forty-two (42) and forty-three (43) of the original village, now City of Beloit, according to the recorded plat thereof, Hopkin's Survey, lying east of Pleasant Street in said City and described as follows; to-wit: Commencing at the southwest corner of said Block forty-two (42) running thence easterly along the southerly line thereof, 221.75 feet; thence northerly parallel to the east line of said blocks or lots, 182.12 feet; thence westerly parallel to line first described to the easterly line of said Pleasant Street; thence southerly along the easterly line of said Pleasant Street, 182.9 feet to the point of beginning.

(12) All that part of Bluff Lots or Blocks forty-three (43) and forty-four (44) of the Original Village, now city of Beloit, Hopkin's Survey, described as follows, to-wit: Beginning at a point in the easterly line of Pleasant Street, 50 feet northerly from the southerly line of said Block forty-three (43); thence northerly along the easterly line of said Pleasant Street 169.51 feet more or less, to the southwesterly corner of Lot 5 in "Summit Lawn" an addition to Beloit, Wisconsin; thence westerly along the southerly line of said Lot 5 in "Summit Lawn" 185.38 feet to the southeasterly corner of said lot; thence southerly along or parallel to the easterly line of said blocks or bluff lots 44 and 43, 168 feet more or less to the northeasterly corner of land lately deeded by the said grantors to the grantee herein, which point is 182.12 feet northerly from the north line of Clary Street; thence westerly in a straight line to the point of beginning.

(13) Lots Seventeen (17) and eighteen (18) Block fifty-seven (57) Original Village (now City) of Beloit, Rock County, Wisconsin, excepting and reserving, however, the south fifty (50) feet thereof conveyed to Alonzo Aldrich by deed dated June 10, 1915, and recorded in office of Register of Deeds for Rock County, Wisconsin, in Vol. 197, page 230, and subject further to a perpetual right of way and easement for driveway purposes only over and across the East twelve (12) feet of land herein conveyed heretofore granted and conveyed to said Alonzo Aldrich, his heirs, and assigns, by virtue of the same deed, and subject also to a similar right of way heretofore conveyed to the First Baptist Church and Society of Beloit.

(14) That part of Bluff Lot number thirty-eight (38) in the Village (now city) of Beloit, according to the John Hopkins survey thereof, described as follows: Commencing at a point where the center line of Pleasant Street intersects the south line of said lot; thence westerly along the South line of said lot to the West line thereof; thence Northerly on West line of said lot one (1) rod; thence Easterly and parallel with the South line of said lot to center line of Pleasant Street; thence Southerly along the center line to beginning. Subject, however, to the easement of the City of Beloit to lay, maintain and operate a sewer over part of said premises.

(15) Also all those certain easements and interests in lands described as follows:
Easement granted by Sarah A. Cowles by instrument recorded in Vol. 14 of Misc. page 583.
Easement granted by Patrick Breen and wife by instrument recorded in Vol. 15 of Misc.

Easement granted by Andrew Winger and wife by instrument recorded in Vol. 235 of Deeds, page 521.

Easement granted by D. B. Worthington by instrument recorded in Vol. 240 of Deeds, page 12.

Easement granted by Charles Samp and wife by instrument recorded in Vol. 240 of Deeds, page 335.

Easement granted by L. W. Miller and wife by instrument recorded in Vol. 240 of Deeds, page 336.

Easement granted by D. M. William and wife by instrument recorded in Vol. 240 of Deeds, page 337.

(16) Also three hundred and twenty-six (326) shares out of a total of eight hundred (800) shares of the capital stock of the Beloit Water Power Company, a Wisconsin corporation owning the dam across Rock River in said City of Beloit, said shares entitling the owner thereof to 40.75% of the power created by said dam.

(17) Any and all other real estate, and all leases, leasehold interests, rights of way, water powers, water rights, riparian rights, easements, and all other rights, titles and interests in and to real estate owned or controlled by the party of the first part wheresoever the same may be situated.

(18) Also the waterworks; gasworks and electric works, and all buildings, reservoirs, tanks, structures, and improvements of whatsoever nature, located upon any of the premises hereinbefore described, and all fixtures, furniture, equipment and appliances belonging to or contained in such works, buildings, structures or improvements or any of them or appertaining thereto, and all engines, boilers, pumps, pipes, pipe lines, water mains, gas mains, dynamos, motors, generators, switch-boards, transformers, transmission lines; distribution lines, poles, wires, cables, ducts, conduits, meters, lamps, connections, machinery and apparatus of any nature whatsoever owned by the party of the first part as a part of the water, gas and electric distribution systems and plants hereby conveyed, and all other machinery, shafting, belting, and all vehicles, horses, motor vehicles, tools, implements, utensils, materials and supplies, and all other appurtenances, appliances and equipment of every other description and wheresoever situated, owned by the party of the first part; also all merchandise, raw materials, chattels, claims, demands, things in action, contracts, agreements, options, cash securities, bills receivable, muniments of title, papers, records, documents, books, and accounts (excepting stock and stock transfer books) owned by the party of the first part. Also all ordinances, licenses, permits, franchises, rights, privileges and immunities owned, possessed or enjoyed by the party of the first part.

Together with all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever of the party of the first part, either in law or in equity, in and to the above described properties, their hereditaments and appurtenances.

To Have and To Hold the same, and every part thereof, unto the party of the second part, and unto its successors and assigns Forever.

And the said party of the first part, for itself and its successors, does hereby covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents it is 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; that the same are free and clear of all encumbrances whatsoever except a certain mortgage or deed of trust executed by the party

Easement granted by Lipman Manufacturing Company by instrument recorded in Vol. 15 of Misc. page 268.

Easement granted by David J. Marshall and wife by instrument recorded in Vol. 15 of Misc. page 271.

Easement granted by H. C. Maurer by instrument recorded in Vol. 15 of Misc. page 445.

Easement granted by M. A. Barry and wife by instrument recorded in Vol. 15 of Misc. page 497.

Easement granted by Nancy J. Bailey et al by instrument recorded in Vol. 16 of Misc. page 282.

Easement granted by Eclipse Home Makers Inc. by instrument recorded in Vol. 17 of Misc. page 2.

Easement granted by Theodore Kuck by instrument recorded in Vol. 20 of Misc. page 54.

Easement granted by Doretta Morrison by instrument recorded in Vol. 206 of Deeds, page 69.

Easement granted by Beloit Model Homes Co. by instrument recorded in Vol. 206 of Deeds, page 243.

Easement granted by Anna R. Gordon by instrument recorded in Vol. 235 of Deeds, page 201.

Easement granted by Susan Maltpress by instrument recorded in Vol. 235 of Deeds, page 202.

Easement granted by A. Haase and wife by instrument recorded in Vol. 235 of Deeds, page 203.

Easement granted by A. W. Dazey and wife by instrument recorded in Vol. 235 of Deeds, page 204.

Easement granted by Eliza J. Martin by instrument recorded in Vol. 235 of Deeds, page 204.

Easement granted by Erick Noren and wife by instrument recorded in Vol. 235 of Deeds, page 206.

Easement granted by W. H. Quinn and wife by instrument recorded in Vol. 235 of Deeds, page 207.

Easement granted by M. H. Vaska and wife by instrument recorded in Vol. 235 of Deeds, page 208.

Easement granted by Steeve R. Lathom by instrument recorded in Vol. 235 of Deeds, page 209.

Easement granted by Edith K. Powers by instrument recorded in Vol. 235 of Deeds, page 209.

Easement granted by Mrs. Louella G. Kelly by instrument recorded in Vol. 235 of Deeds, page 210.

Easement granted by Mrs. Mae Little by instrument recorded in Vol. 235 of deeds, page 211.

Easement granted by W. F. Bauchle by instrument recorded in Vol. 235 of Deeds, page 212.

Easement granted by William Acker by instrument recorded in Vol. 235 of Deeds, page 286.

Easement granted by Gilman C. Halverson by instrument recorded in Vol. 235 of

Easement granted by Andrew Winger and wife by instrument recorded in Vol. 235 of Deeds, page 521.

Easement granted by D. B. Worthington by instrument recorded in Vol. 240 of Deeds, page 12.

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(16) Also three hundred and twenty-six (326) shares out of a total of eight hundred (800) shares of the capital stock of the Beloit Water Power Company, a Wisconsin corporation owning the dam across Rock River in said City of Beloit, said shares entitling the owner thereof to 40.75% of the power created by said dam.

(17) Any and all other real estate, and all leases, leasehold interests, rights of way, water powers, water rights, riparian rights, easements, and all other rights, titles and interests in and to real estate owned or controlled by the party of the first part wheresoever the same may be situated.

(18) Also the waterworks; gasworks and electric works, and all buildings, reservoirs, tanks, structures, and improvements of whatsoever nature, located upon any of the premises hereinbefore described, and all fixtures, furniture, equipment and appliances belonging to or contained in such works, buildings, structures or improvements or any of them or appertaining thereto, and all engines, boilers, pumps, pipes, pipe lines, water mains, gas mains, dynamoes, motors, generators, switch-boards, transformers, transmission lines; distribution lines, poles, wires, cables, ducts, conduits, meters, lamps, connections, machinery and apparatus of any nature whatsoever owned by the party of the first part as a part of the water, gas and electric distribution systems and plants hereby conveyed, and all other machinery, shafting, belting, and all vehicles, horses, motor vehicles, tools, implements, utensils, materials and supplies, and all other appurtenances, appliances and equipment of every other description and wheresoever situated, owned by the party of the first part; also all merchandise, raw materials, chattels, claims, demands, things in action, contracts, agreements, options, cash securities, bills receivable, muniments of title, papers, records, documents, books, and accounts (excepting stock and stock transfer books) owned by the party of the first part. Also all ordinances, licenses, permits, franchises, rights, privileges and immunities owned, possessed or enjoyed by the party of the first part.

Together with all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever of the party of the first part, either in law or in equity, in and to the above described properties, their hereditaments and appurtenances.

To Have and To Hold the same, and every part thereof, unto the party of the second part, and unto its successors and assigns Forever.

And the said party of the first part, for itself and its successors, does hereby covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents it is 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; that the same are free and clear of all encumbrances whatsoever except a certain mortgage or deed of trust executed by the party

on April 11, 1912, in Volume 120 Commencing at page 366; and that the above bargained premises and properties in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the same or any part thereof, it will forever warrant and defend.

In Witness Whereof, the said Beloit Water, Gas & Electric Company, party of the first part, has caused these presents to be signed by Marshall E. Sampsell, its President, and countersigned by Leroy J. Clark, its Secretary, at Chicago, Illinois, this 28th day of April A.D. 1926.

Signed and sealed in the presence of:		BELOIT WATER, GAS & ELECTRIC COMPANY	Ap as to form YBS
L. H. Nissen		Marshall E. Sampsell	President
R. Monahan	(Corporate Seal)	Leroy J. Clark	Secretary

State of Illinois)
County of Cook) ss. Personally came before me, this 28th day of April, A.D. 1926,
Marshall E. Sampsell, President, and Leroy J. Clark, Secretary,
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

(N. S.) C. M. Schwarz
My com. expires March 19th, 1930. Notary Public, Cook County, Ill.
Received for Record April 28th A.D. 1926 at 3 o'clock P. M. F. P. Smiley, Register.

No. 327991a United States To Prosper Cravath C. C. Patent
THE UNITED STATES OF AMERICA, Ex.
Certificate)
No. 5384) TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

Whereas Prosper Cravath, of Cortlandt County, New York, has deposited in the General Land Office of the United States, a Certificate of the REGISTER OF THE LAND OFFICE at Milwaukee whereby it appears that full payment has been made by the said Prosper Cravath, according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," for the West half of the North West quarter of Section thirty Six, in Township four North, of Range fourteen East, in the District of Lands subject to sale at Milwaukee, Wisconsin Territory, containing eighty acres, according to the official plat of the survey of the said Lands, returned to the General Land Office by the SURVEYOR GENERAL, which said tract has been purchased by the said Prosper Cravath,

NOW KNOW YE, That the United States of America, in consideration of the Premises, and in conformity with the several acts of Congress, in such case made and provided, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT, unto the said Prosper Cravath, and to his heirs, the said tract above described: To Have And To Hold the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature, thereunto belonging, unto the said Prosper Cravath and to his heirs and assigns forever.

IN TESTIMONY WHEREOF, I, John Tyler President Of The United States of America, have caused

This Indenture, Made this 26th day of February, A. D., 1927.
between William Quinn, a single man,

part Y of the first part and Wisconsin Power and Light Company,
a Wisconsin Corporation, party of the second part;

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of
One Dollar and other valuable considerations Dollars, to him in hand
paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, ha.s. given, granted, bargained,
sold, remised, released, aliened, conveyed and confirmed, and by these presents do.es. give, grant, bargain, sell, remise, release, alien, con-
vey and confirm unto the said part Y of the second part its successors heirs and assigns forever, the following
described real estate, situated in the County of Rock and State of Wisconsin, to-wit:

The North three-fourths of Bluff Lot Forty-five (45) West of Janesville
River Road in the Village, now City, of Beloit, according to the recorded
plat thereof, excepting and reserving all that part of the above described
premises embraced in a deed from J. P. Farnsworth and wife to J. M. Cobb,
bearing date November 21, 1884, and recorded Dec. 4, 1884 in Volume 108 of
Deeds on page 637.

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 party 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 part Y of the
second part, and to its successors and assigns FOREVER.

AND THE SAID William Quinn, for
himself, his heirs, executors and administrators, do.es. covenant, grant, bargain and agree to and with the said part Y of the
second part its successors and assigns, that at the time of the ensembling and delivery of these presents he is 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 part Y of the second part its successors
and assigns, against all and every person or persons lawfully claiming the whole or any part thereof he will forever WARRANT AND
DEFEND.

IN WITNESS WHEREOF, The said part Y of the first part ha.s. hereunto set his hand and seal this 26th
day of February, A. D., 1927.

Signed and Sealed in Presence of William Quinn [SEAL]
A. J. Mathison [SEAL]
Gladys Clement [SEAL]

STATE OF WISCONSIN, }
Rock County. } ss.

Personally came before me, this 26th day of February, A. D., 1927 the above
named William Quinn, a single man,

to me known to be the person who executed the foregoing instrument and acknowledged the same.
(N. S.) A. J. Mathison

My commission expires Dec. 18, A. D., 1927 Notary Public Rock County, Wis.

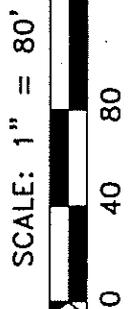
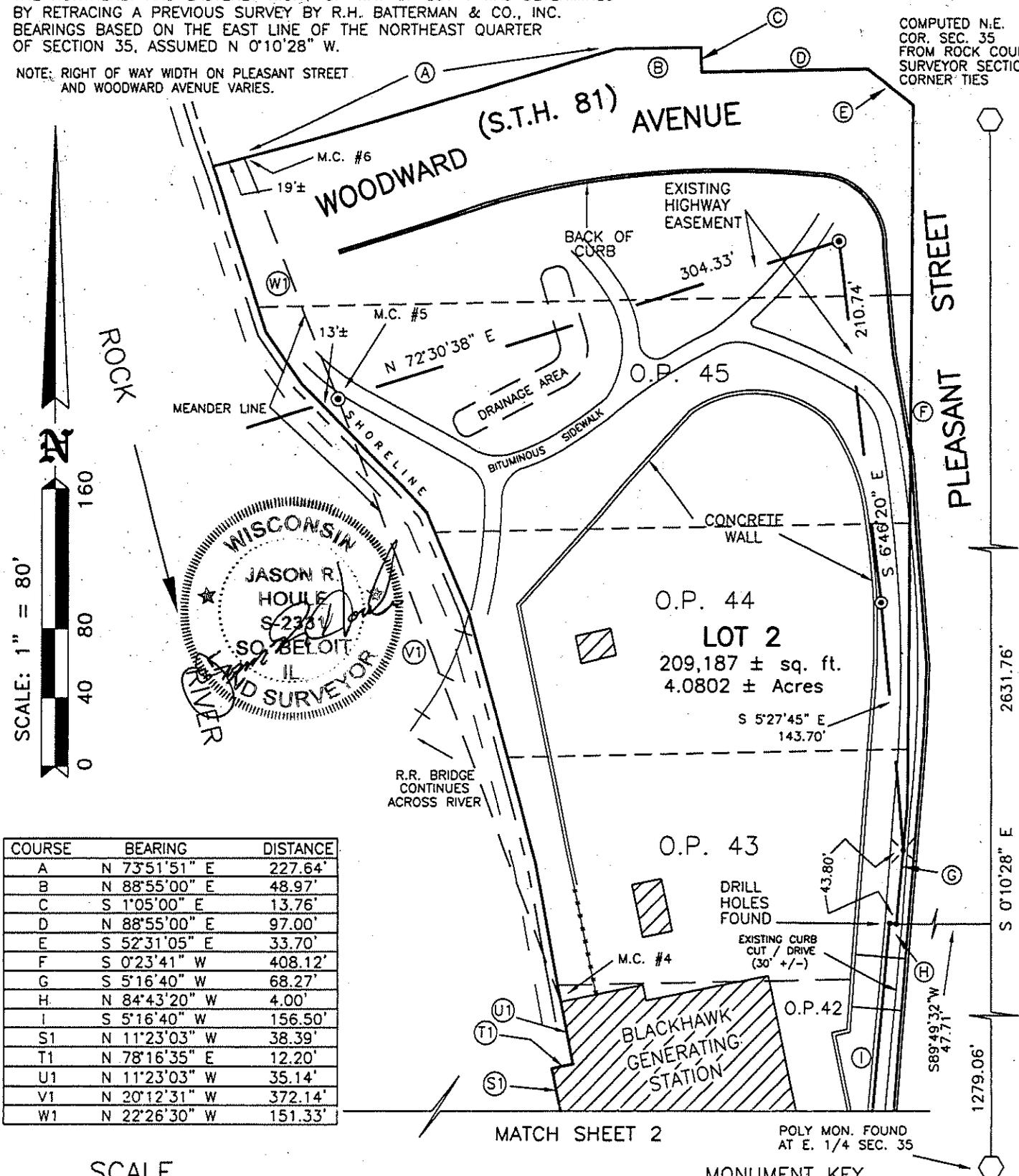
CERTIFIED SURVEY MAP OF

LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1364197 AS RECORDED IN VOLUME 21, PAGES 119-124 OF ROCK COUNTY CERTIFIED SURVEY MAPS, SITUATED IN PART OF GOVERNMENT LOT 5 OF SECTION 35, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN

THE NORTHERLY AND EASTERLY RIGHT-OF-WAY OF LOT 1 WAS DETERMINED BY RETRACING A PREVIOUS SURVEY BY R.H. BATTERMAN & CO., INC. BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, ASSUMED N 0°10'28" W.

NOTE: RIGHT OF WAY WIDTH ON PLEASANT STREET AND WOODWARD AVENUE VARIES.

COMPUTED N.E. COR. SEC. 35 FROM ROCK COUNTY SURVEYOR SECTION CORNER TIES



SCALE
1" = 80 FEET

*SEE FILE

File Name: J:\27700-27749\27723\Blackhawk_Gen_Plant.dwg
Plotted on 10/21/03 at 10:30:09.

- MONUMENT KEY**
- Iron Pins Set 3/4" x 24" (1.5 Lbs./Ft.)
 - ⊙ Iron Pipes Found
 - ⊙ Iron Pins Found
 - P.K. Nails Found
 - Iron Pins Found 1-1/4" x 30"
 - X-X- Fences
 - Drill Holes Found
 - △ R.R. Spike Found

R.H. BATTERMAN & CO. INC.

LAND SURVEYORS - ENGINEERS - PLANNERS
2857 BARTELLS DR, БЕЛОИТ, WISCONSIN 53511
(608) 365-4464 FAX (608) 365-1850
EMAIL: SURVEYOR@INWAVE.COM

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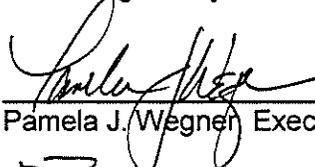
CERTIFIED SURVEY MAP OF

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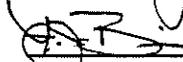
CORPORATE OWNER'S CERTIFICATE

Wisconsin Power and Light Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Wisconsin Power and Light Company does further certify that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection: the Planning Commission and the City Council of the City of Beloit.

IN WITNESS WHEREOF, Wisconsin Power and Light Company has caused these presents to be signed by Pamela J. Wegner, Executive Vice President, and countersigned by F.J. Buri, Corporate Secretary this 4th day of November, 2003.



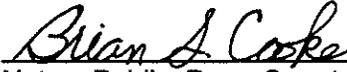
Pamela J. Wegner, Executive Vice President



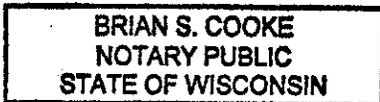
F.J. Buri, Corporate Secretary

State of Wisconsin)
County of Dane)^{ss.}

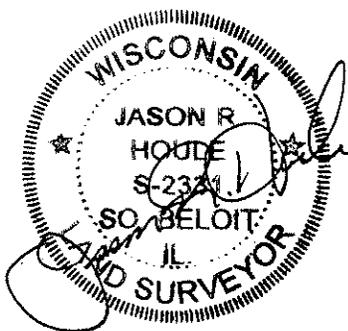
Personally came before me, this 4th day of November, 2003, Pamela J. Wegner, Executive Vice President and F.J. Buri, Corporate Secretary of the above-named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such officers of the deed of such corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, by its authority.



Notary Public, Dane County, Wisconsin



My Commission Expires October 9, 2005



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CERTIFIED SURVEY MAP OF

LOT 1 OF CERTIFIED SURVEY MAP DOCUMENT NO. 1364197 AS RECORDED IN VOLUME 21, PAGES 119-124 OF ROCK COUNTY CERTIFIED SURVEY MAPS, SITUATED IN PART OF GOVERNMENT LOT 5 OF SECTION 35, T. 1 N., R. 12 E. OF THE FOURTH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN

TRANS 233 NOTES (State of Wisconsin, Department of Transportation)

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of Hwy 51. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

I hereby certify that the property taxes on the parent parcel are current and have been paid as of November 4, 2003.

By: Walter L. Boehm
Rock County Treasurer

Approved by the Planning Commission of the City of Beloit, this 20th day of August, 2003.

By: Julie Christensen



DOCUMENT NO. 1640706 RECEIVED FOR RECORD THIS 5 DAY OF November A.D. 2003 AT 8:07 O'CLOCK A.M. AND RECORDED IN VOLUME 26, PAGES 344, 345, 346, 347, 348 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN. +349

Randal Leeger REGISTER OF DEEDS

ORDER NO. 27723
DATE: OCTOBER 21, 2003
FOR: ALLIANT ENERGY

SHEET 6 OF 6

R. H. BATTERMAN & CO., INC.
Land Surveyors • Engineers • Planners
2857 Bartells Drive
Beloit, Wisconsin 53511 21.00

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