

GIS REGISTRY INFORMATION

SITE NAME:	Jefferson County Farmco-Mapleton Bulk Plant			FID # (if appropriate):
BRRTS #:	02-68-175048			
COMMERCE # (if appropriate):	53066-9615-45-B			
CLOSURE DATE:	May 31, 2002			
STREET ADDRESS:	N87W36145 Mapleton Rd			
CITY:	Oconomowoc			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	644834	Y =	301877
CONTAMINATED MEDIA:	Groundwater	<input checked="" type="checkbox"/>	Soil	<input type="checkbox"/>
			Both	<input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:				
• GPS COORDINATES (meters in WTM91 projection):				
	X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS 1:				
• GPS COORDINATES (meters in WTM91 projection):				
	X =		Y =	
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<u>DOCUMENTS NEEDED</u>				
Closure Letter, and any conditional closure letter issued or denial letter issued.				<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties				<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties				<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties				<input checked="" type="checkbox"/>
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.				<input checked="" type="checkbox"/>
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.				<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)				<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)				<input type="checkbox"/>
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.				<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present				<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)				<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour				<input type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)				<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.				<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)				<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)				<input checked="" type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure				<input type="checkbox"/>
Copy of any maintenance plan referenced in the deed restriction				<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

May 31, 2002

Mr. Walter Coussens
Jefferson County Farmco Coop
222 E Puerner Street
Jefferson, WI 53549

RE: Final Closure

Commerce # 53066-9615-45-B WDNR BRRTS # 02-68-175048
Jefferson County Farmco-Mapleton Bulk Plant, N87 W36145 Mapleton Road

One fuel oil aboveground storage tank (AST) removed in 1994; one diesel, one gasoline, one gasohol and two fuel oil ASTs removed in 2000

Dear Mr. Coussens:

The Wisconsin Department of Commerce (Commerce) Site Review Section has received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. M. Michalets', with a long horizontal flourish extending to the right.

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Thomas P. Gaieck, Owen Ayres & Associates, Inc.
Case File

DOCUMENT NO.

1074756

TRANSEER

4500
600

1074756

STATE BAR OF WISCONSIN - FORM 2
THIS SPACE RESERVED FOR RECORDING DATA

1978 DEC -1 PM 1:47
REEL 335 PAGE 1357
H. M. Bainbridge
REGISTER OF DEEDS

335 - 1357

RETURN TO
DONALD WILLINK
P.O. BOX 2236
MADISON, WI 53701

402

BY THIS DEED, FS Farmco, Inc., a Delaware corporation

Grantor conveys and warrants to Jefferson County Farmco Cooperative, a Wisconsin corporation

for a valuable consideration _____ Grantor _____

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

The real estate described on Exhibit A which is attached hereto and incorporated herein by reference.

Parcel No. 469.995 & 469.996

This is not homestead property.

Executed at Bloomington, Illinois this 30th day of October, 1978.

SIGNED AND SEALED IN PRESENCE OF

Tom Reed
Donna Hume

FS FARMCO, INC. (SEAL)
By: T. E. Mulligan (SEAL)
T. E. Mulligan, Vice Pres.
Attest: H. M. Bainbridge (SEAL)
Assistant Secretary (SEAL)
H. M. Bainbridge, Asst. Sec.

Signatures of _____

authenticated this _____ day of _____, 19____

ILLINOIS
STATE OF WISCONSIN,
McLean County, } ss.

Title: Member State Bar of Wisconsin or Other Party
Authorized under Sec. 706.06 viz _____

Personally came before me, this 30th day of October, A.D. 1978
the above named T. E. Mulligan, H. M. Bainbridge

*I, Notary Public, do hereby certify that T. E. Mulligan, Vice President and H. M. Bainbridge, Assistant Secretary of the above named corporation, to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority, for the purposes therein contained.

This instrument drafted by

Donald D. Willink, Attorney

*Delete as required

Louise Mantos
Louise Mantos
Notary Public, McLean County, Ill.
My Commission Expires: 3/7/80

Furnished by: **PREFERRED TITLE SERVICE CO.**
25 WEST MAIN STREET
MADISON, WISCONSIN 53703



ABSTRACTS • TITLE INSURANCE • ENCLOSURES

335 of 1358

Parcel 1

That part of the Northeast 1/4 of Section 10, Township 8 North, Range 17 East, of the Fourth Principal Meridian, described as follows, to-wit: Commencing at a point in the East line of said Section 10, distant 65 feet Northeasterly, measured at right angles from the center line between the two main tracks of the Chicago and North Western Railway Company, (formerly The Milwaukee, Sparta and North Western Railway Company) as said main tracks were originally located and established over and across said Section 10, (said center line also being the line labeled "center of survey of Milwaukee, Sparta and North Western Railway Company" as shown on a plat of Mapleton, recorded December 19, 1911 in the Office of the Register for Waukesha County in Vol. 6 of Plats at pages 88 and 89); thence North along said East line of said Section 10, a distance of 159.70 feet to a point distant 200 feet Northeasterly, measured at right angles from said center line; thence Northwesterly parallel with said center line, a distance of 762.67 feet to the point of beginning of the land herein to be described, (said point of beginning being also the Northwesterly corner of that parcel of land deeded by said Railway Company to Donald and Lenora Christiansen by deed dated March 30, 1959); thence continuing Northwesterly, along the last described line, a distance of 320 feet; thence Southwesterly, at right angles to the last described line, a distance of 127 feet, more or less, to a point distant 8.5 feet Northeasterly, measured at right angles, from the centerline of said Railway Company's Spur Track I.C.C. Number 35, as said Spur Track I.C.C. Number 35 is now located and established; thence Southeasterly parallel with said Railway Company's Spur Track I.C.C. Number 35, a distance of 320 feet, more or less, to the Northwesterly corner of said parcel of land deeded by said Railway Company by deed dated March 30, 1959; thence Northeasterly along said Northwesterly line of that parcel of land deeded by said Railway Company, a distance of 127 feet, more or less, to the point of beginning.

Parcel 2

That part of the Northeast 1/4 of Section 10, Town 8 North, Range 17 East of the 4th Principal Meridian, bounded and described as follows, in the Village of Mapleton, Waukesha County, Wisconsin:

Commencing at a point in the East line of said Section 10, distant 65 feet Northeasterly, measured at right angles, from the center line between the 2 main tracks of the Chicago and North Western Railway Company (formerly the Milwaukee, Sparta and North Western Railway Company) as said main tracks were originally located and established over and across said Section 10, (said center line also being the line labeled "center of survey of Milwaukee, Sparta and North Western Railway Company" as shown on a plat of Mapleton, recorded December 19, 1911, in the Office of the Register of Deeds for Waukesha County, in Volume 6 of Plats on pages 88 and 89); thence North along said East line of said Section 10, a distance of 159.70 feet to a point distant 200 feet Northeasterly measured at right angles from said center line; thence Northwesterly parallel with said center line

a distance of 1082.67 feet to the point of beginning of the parcel of land herein to be described; thence continue Northwesterly along a line parallel with said center line, a distance of 100 feet; thence Southwesterly along a line at right angles to the last described course, a distance of 127 feet, more or less, to a point that is distant 8.5 feet Northeasterly of, as measured at right angles from the center line of said Railway Company Spur Track I.C.C. No. 35, as now located and established; thence Southeasterly along a line parallel with the center line of said Spur Track I.C.C. No. 35, a distance of 100 feet, more or less, to a point on a line drawn at right angles to the above described center line between the two main tracks of said railway Company from the above described point of beginning; thence Northeasterly along said line drawn at right angles to the above described center line between the two main tracks, a distance of 127 feet, more or less, to the point of beginning.

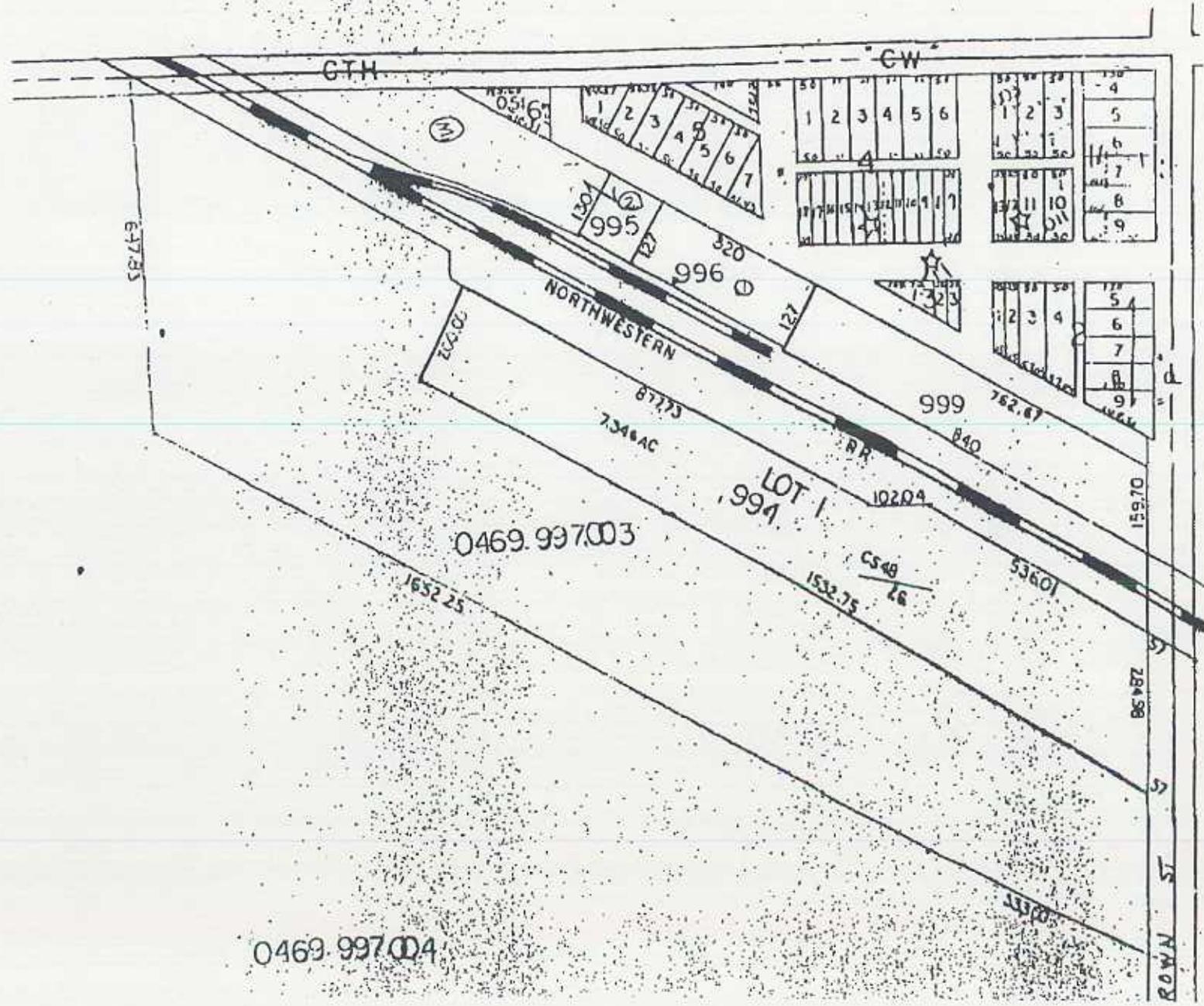
Parcel 3:

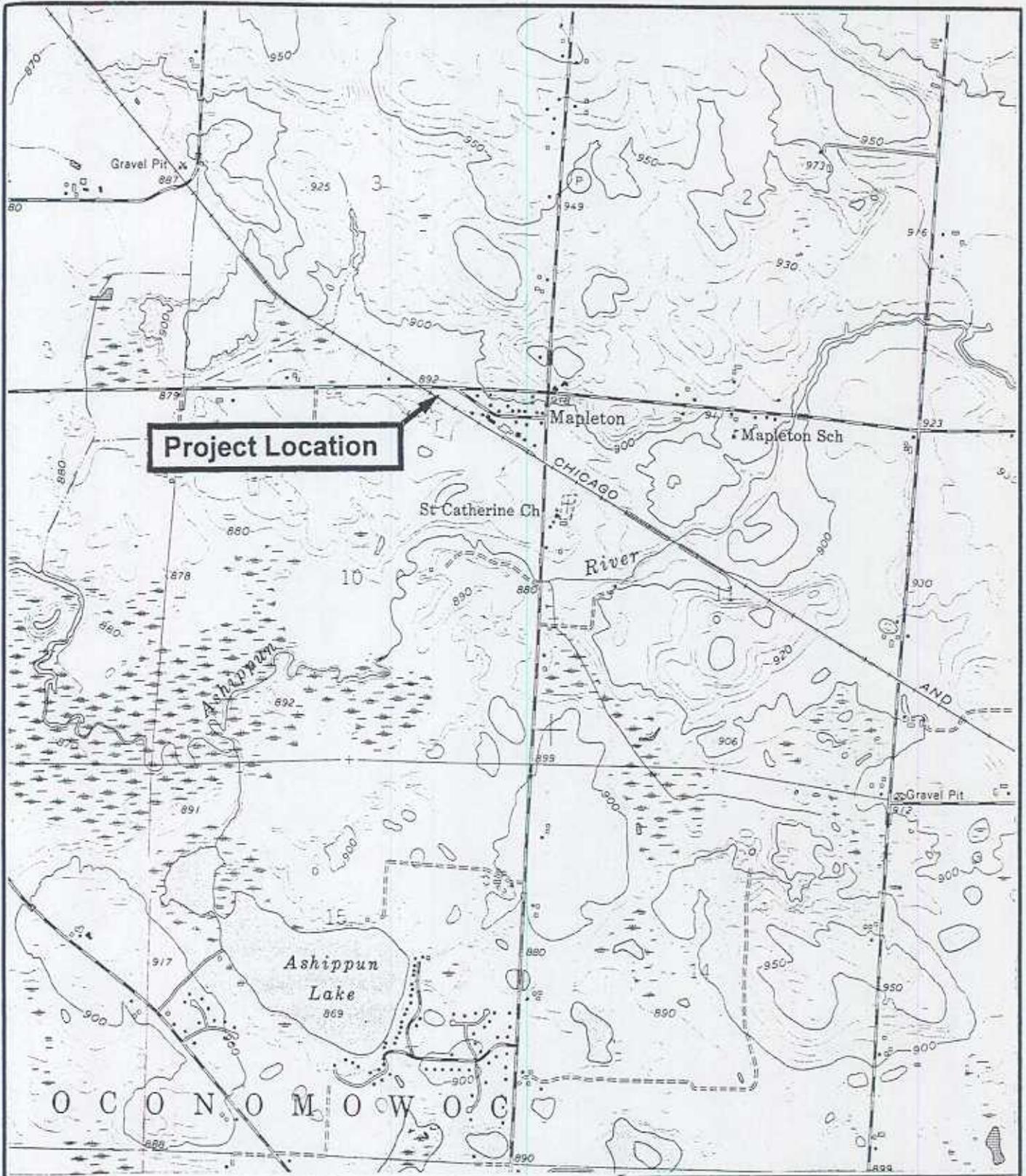
That part of the North 1/2 of the Northeast 1/4 of Section 10, Town 8 North, Range 17 East, of the 4th Principal Meridian, Waukesha County, Wisconsin, bounded and described as follows: Commencing at a point on the East line of said Section 10, distant 200 feet Northeasterly, measured at right angles, from the center line between the 2 main tracks of the Milwaukee, Sparta and Northwest rn Railway Company (now the Chicago and North Western Railway Company), as said center line was originally located and established across said Section 10; thence Northwesterly parallel with said original center line between main tracks, said parallel line being also the Southwesterly line of Front Street, a distance of 1182.67 feet to the point of beginning of the parcel of land herein described; thence continuing Northwesterly along said Southwesterly line, and the Northwesterly extension thereof, of Front Street to a point on the South line of the public highway running along the North line of said Section 10; thence Westerly along the South line of said public highway to a point distant 50 feet Northeasterly, measured at right angles, from the center line of the (remaining) main track of the Chicago and North Western Railway Company, as said track is now located, thence Southeasterly parallel with said last described main track center line to a point distant 9 feet Northeasterly, measured at right angles or radially, from the center line of the Chicago, and Northwestern Railway Company Spur Track I.C.C. No. 35, as said spur track is now located; thence Southeasterly parallel with (the curved segment of) said spur track center line to a point distant 8.5 feet Northeasterly, measured at right angles, from the Northwesterly extension of the center line of the tangent segment of said spur track; thence Southeasterly parallel with said last described spur track center line (and the Northwesterly extension thereof) to a point on a line drawn at right angles to said Southwesterly line of Front Street through the point of beginning; thence Northeasterly along said last described right angle line to the point of beginning.

E 1/4 SEC 10 T8N R17E

TOWN OF OCONOMOWOC

SCALE 1" = 200' SECTION LINE





AYRES
ASSOCIATES



SITE LOCATION

MAPPING SOURCE:
7.5 MINUTE
TOPOGRAPHIC QUADRANGLE
STONEBANK, WISCONSIN

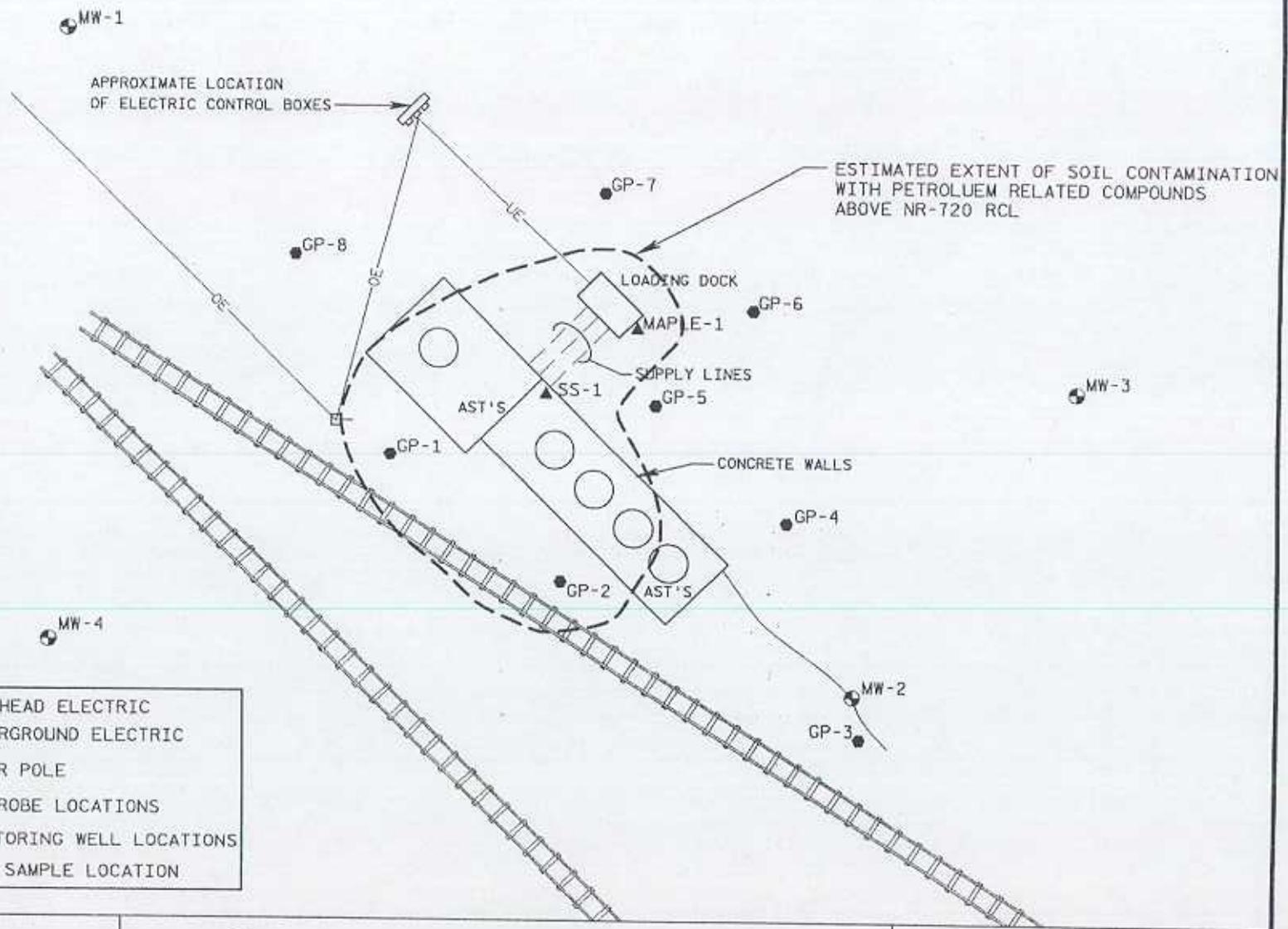


0 1000 2000 3000
GRAPHIC SCALE IN FEET

FIGURE 1
PROJECT LOCATION

FARMCO-MAPLETON
N87 W36145 MAPLETON STREET
MAPLETON, WISCONSIN

DATE: 01-07-98
JOB NUMBER: 53-0184.10



LEGEND

—OE—	OVERHEAD ELECTRIC
—UE—	UNDERGROUND ELECTRIC
□	POWER POLE
● GP-1	GEOPROBE LOCATIONS
⊙ MW-1	MONITORING WELL LOCATIONS
▲ SS-1	SOIL SAMPLE LOCATION

AYRES
ASSOCIATES



SITE LOCATION

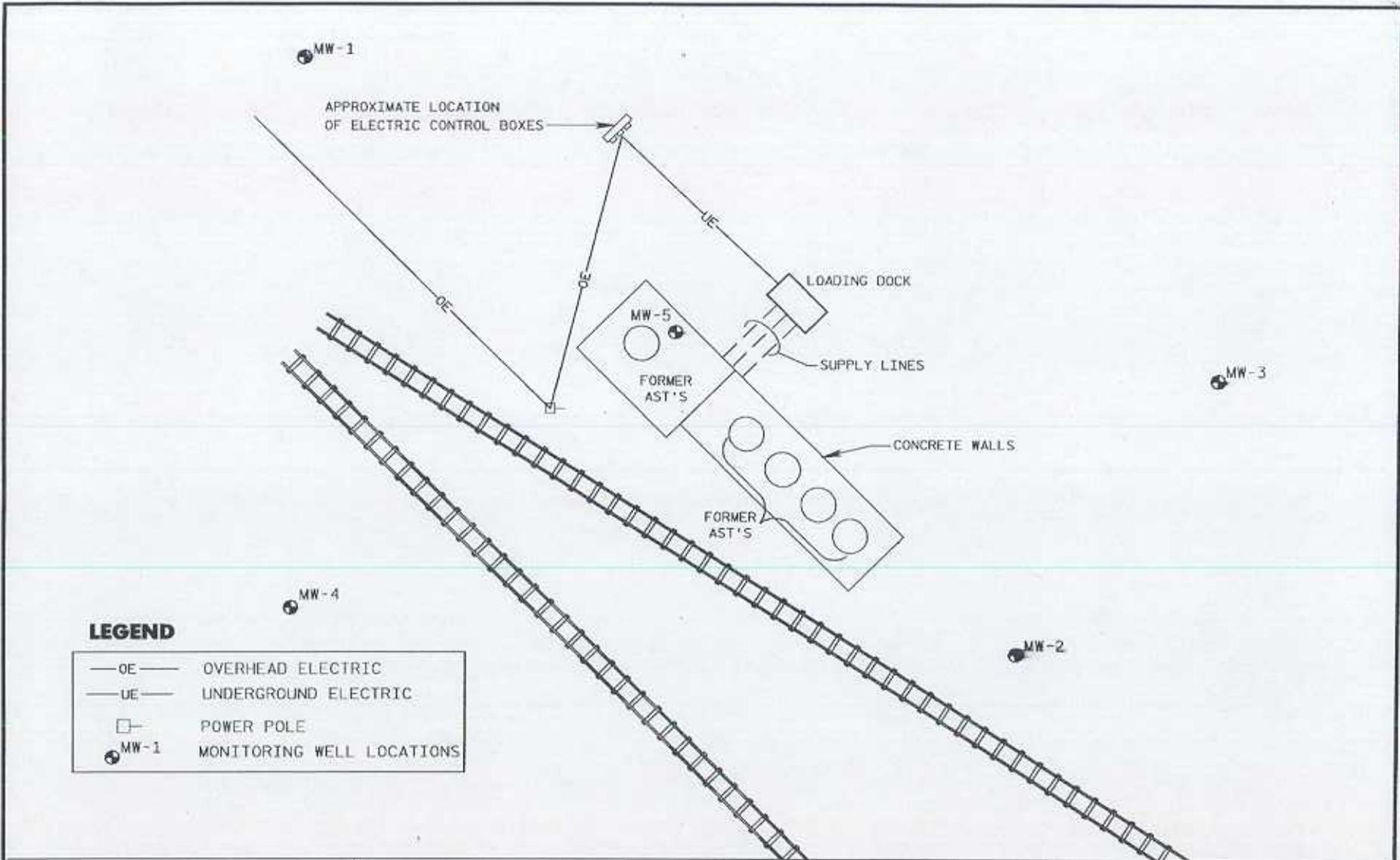
MAPPING SOURCE:
AYRES ASSOCIATES
CADD FILES



FIGURE 3
ESTIMATED EXTENT OF
SOIL CONTAMINATION

FARMCO-MAPLETON
N87 W36145 MAPLETON STREET
MAPLETON, WISCONSIN

DATE: 12-13-99
JOB NUMBER: 53-0184.10



LEGEND

—OE—	OVERHEAD ELECTRIC
—UE—	UNDERGROUND ELECTRIC
□	POWER POLE
● MW-1	MONITORING WELL LOCATIONS

AYRES
ASSOCIATES



MAPPING SOURCE:
AYRES ASSOCIATES
CADD FILES

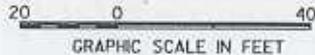


FIGURE 1
MONITORING WELL
LOCATION MAP

FARMCO-MAPLETON
N87 W36145 MAPLETON STREET
MAPLETON, WISCONSIN

DATE: 05-25-01
JOB NUMBER: 53-0184.11

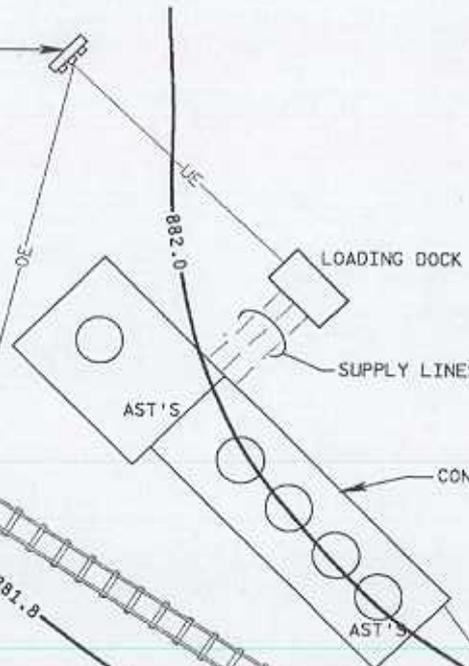
Table 1
 Jefferson County Farmco - Mapleton
 Groundwater Sample Analytical Summary
 BRRTS # 02-88-175048
 PECFA Claim # 53066-9615-45

Sample Location	Sample Date	PAL ES	Benzene 0.5	n-Butyl Benzene	sec-Butyl Benzene	tert-Butyl Benzene	Diisopropyl Ether	Ethyl Benzene 140	Isopropyl Benzene	p-Isopropyl Toluene	MIBE 12	Naphthalene 8	n-Propyl Benzene	Tetrachloro ethene 0.5	Toluene 200	1,2,4 TMB 96	1,3,5 TMB 480	Total Xylenes 1,000	GRO	DRO
GP-1	12/10/97		2,600	---	---	---	---	1,100	---	---	*	---	---	---	4,000	1,000	340	4,120	18,000	1,700
MW-1	11/11/98		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
	10/5/99		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
	10/28/99		*	*	*	*	*	*	*	*	*	*	*	*	0.28	*	*	*	*	---
	1/25/01		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	17	---
	4/25/01		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	---
MW-2	11/11/98		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
	10/5/99		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
	10/28/99		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	---
	1/25/01		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
	4/25/01		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
MW-3	11/11/98		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
	10/5/99		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
	10/28/99		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	---
	1/25/01		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
	4/25/01		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	---
MW-4	10/28/99		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	1/25/01		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
	4/25/01		*	---	---	---	---	*	---	---	*	---	---	---	*	*	*	*	*	*
MW-5	1/25/01		460	91	8.4	2.2	12.0	720	35	3.2	10	250	98	1.1	48	770	200	3,800	9,200	---
	4/25/01		200	---	---	---	---	370	---	---	*	87	---	---	220	370	100	1,550	9,200	---
	8/27/01		390	66	*	*	*	790	35	*	*	250	110	*	71	860	250	3,000	---	---

results reported in micrograms per liter (ug/L)
 PAL : NR 140 preventative action limit
 ES : NR 140 enforcement standard
 MIBE : methyl tertiary butyl ether
 TMB : trimethylbenzene
 * : compound not detected above laboratory limit of quantitation
 --- : not analyzed
 BOLD : compound detected above ES

MW-1
(881.70)

APPROXIMATE LOCATION
OF ELECTRIC CONTROL BOXES



MW-3
(882.39)

MW-4
(881.52)

MW-2
(881.99)

LEGEND

—OE—	OVERHEAD ELECTRIC
—UE—	UNDERGROUND ELECTRIC
□	POWER POLE
—881.6—	GROUND WATER CONTOUR
● MW-1	MONITORING WELL LOCATIONS
(881.70)	GROUND WATER ELEVATION

AYRES ASSOCIATES



SITE LOCATION

MAPPING SOURCE:
AYRES ASSOCIATES
CADD FILES



20 0 40
GRAPHIC SCALE IN FEET

FIGURE 4 GROUND WATER CONTOUR MAP (12-07-99)

FARMCO-MAPLETON
N87 W36145 MAPLETON STREET
MAPLETON, WISCONSIN

DATE: 12-13-99
JOB NUMBER: 53-0184.10

THE NATURAL RESOURCE



PEOPLE • PRODUCTS • SERVICE • SOLUTIONS

JEFFERSON COUNTY FARMCO COOPERATIVE

March 4, 2002

RECEIVED

MAR 06 2002

ERS DIVISION

Linda M. Michalets
ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963

Dear Linda:

Enclosed you will find the information you requested from your letter dated January 30, 2002, in regards to the site closure at our Mapleton Bulk Plant at N87W36145 Mapleton Street, Oconomowoc, Wisconsin.

As Follows..... Copy of deed and Tax Statement
Map of property
Information on adjacent properties
Copy of check sent to the WDNR for GIS

If you have any questions please feel free to give me a call.

Sincerely,

Walter J. Coussens
Energy Department
Marketing Manager

THE NATURAL RESOURCE



PEOPLE • PRODUCTS • SERVICE • SOLUTIONS

JEFFERSON COUNTY FARMCO COOPERATIVE

May 16, 2002

Manager Of Environmental Field Operations
Union Pacific Railroad
1416 Dodge Street
Omaha, NE 68179

Re: Notification of possible residual contamination within right-of-way
Jefferson County Farmco, Mapleton Bulk Plant
N87 W36145 Mapleton Road, Mapleton, Wisconsin
WDNR BRRTS #202-68-175048

This letter serves as notification to the Union Pacific Railroad that possible residual petroleum contamination remains in the southwest portion of the property located at N87 W35145 Mapleton Road, Mapleton, Wisconsin. On March 14, 2002, The Department of Natural Resources closed the site to further environmental activities in accordance with NR 725.05 with condition that the railroad be notified of possible contamination within the railroad right-of-way adjacent to the Jefferson County Farmco property. The area of possible subsurface contamination is approximately 300 feet east of County Trunk Highway CW. Soil samples collected on the Farmco property contain benzene, ethylbenzene, trimethylbenzene and naphthalene concentrations. This contamination may affect subsurface material within the Union Pacific Railroad right-of-way adjacent to the Jefferson County Farmco property.

Sincerely,

Walter J. Coussens
Energy Department
Marketing Manager