

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)
- Soil Contamination > *RCL or **SSRCL (232)
- Contamination in ROW
- Contamination in ROW
- Off-Source Contamination
- Off-Source Contamination
- (note: for list of off-source properties see "Impacted Off-Source Property" form)*
- (note: for list of off-source properties see "Impacted Off-Source Property" form)*

Land Use Controls:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
- (note: soil contamination concentrations between non-industrial 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 unit or economic development corporation was directed to take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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 11 x 17 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**
 - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 02-17-544819

ACTIVITY NAME: Colfax Farmers Union Coop

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 #: **Title:**

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 #: [4 Figures] **Title:** Groundwater Plume [Nitrate-Nitrite Nitrogen; Alachlor; Atrazine; Metolachlor] 3/15/2006

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 #: **Title:** Groundwater Plume, Nitrate-Nitrite Nitrogen, 3/15/2006

Figure #: **Title:**

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

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

Soil Analytical Table: A table showing remaining soil contamination with analytical results and collection dates.

Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: **Title:**

Groundwater Analytical Table: Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Table 1 **Title:** Nitrogen & Pesticides (EPA 8141) Water Analysis 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 #: Table 1 **Title:** Groundwater Elevations and Hydrograph

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

Not Applicable

Site Location Map: A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

Well Construction Report: Form 4440-113A for the applicable monitoring wells.

Deed: The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

Notification Letter: Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-17-544819

ACTIVITY NAME: Colfax Farmers Union Coop

NOTIFICATIONS

Source Property

Not Applicable

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.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



State of Wisconsin
Jim Doyle, Governor

POST
CLOSURE

Department of Agriculture, Trade and Consumer Protection
Randy Romanski, Secretary

September 22, 2010

Elizabeth Norquist
Wis. Department of Natural Resources
PO Box 4001
Eau Claire, WI 54702

DATCP Case #97409081302
DNR BRRTS No. 02-17-544819

Re: Final Case Closure Addendum - Address Correction
Colfax Farmers Union Coop, East Railroad Ave., Colfax, Wisconsin

Dear Ms. Norquist:

On September 14, 2010, the Department of Agriculture, Trade and Consumer Protection (DATCP) issued a letter entitled *Final Case Closure with Land Use Limitations or Conditions* for the above-referenced case. You subsequently informed us that the address referenced in that letter (504 East Railroad Ave.) was incorrect. Through discussion with you and through other sources, we have determined that the site does not appear to have an assigned address or a Dunn County Parcel ID number.

This letter serves as an addendum to the closure letter referenced above, and is intended to provide supplemental information to identify the property associated with this case. The property is located at the southeast corner of the intersection of East Railroad Avenue and Dunn Street, in Colfax, Wisconsin, as shown on the enclosed figure entitled *Colfax Farmers Union Coop, East Railroad Ave.* The green square on the figure shows the location of the former fertilizer warehouse where soil remediation has been completed. (Note that the legend indicates the presence of residual soil and groundwater contamination. This information is no longer accurate; based on currently available information only residual groundwater contamination remains at the site.)

If you have any questions regarding this letter, please call me at 608-224-4514.

Sincerely,

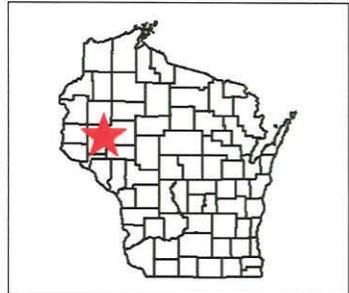
Trevor Bannister
Hydrogeologist

Enc.

cc: Kevin Brey, DATCP
Kyle Knutson, Colfax Farmers Union Coop.
Ryan Stafne, Cedar Corp.

POST
CLOSURE

Colfax Farmers Union Coop, East Railroad Ave.



Legend

- Contamination came from another property
- ▲ Soil contamination only
- Groundwater and Soil contamination
- Groundwater contamination only
- County Boundary
- Railroads
- County Roads (WDOT)
- County Trunk Highway
- State and U.S. Highways (WDOT)
- State Trunk Highway
- US Highway
- Interstate Highways (WDOT)
- Interstate Highway
- Local Roads (WDOT)
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities

Scale: 1:4,564



Map created on Sep 15, 2010
 Note: Not all RR Sites have been geo-located yet.

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: BRRTS No. 02-17-544819

POST
CLOSURE



State of Wisconsin
Jim Doyle, Governor

Department of Agriculture, Trade and Consumer Protection
Randy Romanski, Secretary

September 14, 2010

Kyle Knutson
Colfax Farmers Union Coop
504 Railroad Ave.
Colfax, WI 54730

DATCP Case 97409081302
DNR BRRTS 02-17-544819

Re: Final Case Closure with Land Use Limitations or Conditions
Colfax Farmers Union Coop, 504 Railroad Ave., Colfax, Wisconsin

Dear Mr. Knutson:

On August 10, 2010, our Closure Committee reviewed the above-referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. This case had been closed in August 2007 with a listing on the Wisconsin Department of Natural Resources (DNR) Geographic Information Systems (GIS) Registry of contaminated sites for residual soil and groundwater contamination. The case was reopened in November 2009 to address soil contamination associated with the former fertilizer warehouse on site. The former fertilizer warehouse was removed in 2009 and soil remediation was completed in April 2010.

Based on the correspondence and data provided by your consultant, the Closure Committee concluded that contaminated soil has been adequately remediated. Therefore, the GIS Registry listing for soil and the engineered barrier maintenance obligation have been removed. The GIS Registry listing for residual groundwater contamination remains active, as described in the August 14, 2007 case closure letter. The Department considers this case closed and no further investigation or remediation is required at this time.

ACCP Considerations

If the case is re-opened, Agricultural Chemical Cleanup Program (ACCP) reimbursement may still be available. Determination of the ACCP eligibility of any future corrective action costs incurred at this site should be made before the corrective action is performed. It is in your best interest to keep all documentation related to the cleanup project and ACCP reimbursement applications.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this case, please call me at 608-224-4514.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trevor Bannister".

Trevor Bannister
Hydrogeologist

cc: Kevin Brey, DATCP
Beth Norquist, DNR
Ryan Stafne, Cedar Corp.

POST
CLOSURE



State of Wisconsin
Jim Doyle, Governor

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

November 20, 2009

Kyle Knutson
Colfax Farmers Union Coop
504 Railroad Ave.
Colfax, WI 54730

SUBJECT: Colfax Farmers Union Coop, 504 Railroad Ave, Colfax, WI
DATCP Case #97409081302, DNR BRRTS 02-17-544819

Dear Mr. Knutson:

The DATCP case referenced above for your property in Colfax, Wisconsin has been re-opened. The case had formerly been closed with conditions on August 14, 2007.

Pursuant to s. 292.12(2)(a), Wis. Stats., the dry bulk fertilizer and mix/load building on the property had been designated as an engineered barrier to contaminant migration for the contaminated soil located beneath the inside mix/load pad. We understand through communication with you and your consultant, Cedar Corporation (Cedar), that you intend to remove the former mix/load sump and fertilizer building and its concrete slab, and to perform investigation and soil remediation as necessary to achieve case closure without conditions.

In order to maintain eligibility for reimbursement under the ACCP, contracting must be consistent with requirements set forth in ch. ATCP 35.16. Accordingly, you may continue to work with Cedar provided they adhere to their former billing rate schedule. As a reminder, cost estimates for any work must be authorized by you and approved by DATCP before work is performed.

Please feel free to call me if you have any questions regarding ACCP procedures, reimbursement eligibility issues, or technical aspects of the case. I can be reached at 608-224-4514.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Bannister".

Trevor Bannister
Hydrogeologist

cc: Ryan Stafne, Cedar Corporation
Kevin Brey, DATCP EES
Elizabeth Norquist, WDNR

Erin Endley

Agriculture generates \$59 billion for Wisconsin



State of Wisconsin
Jim Doyle, Governor

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

RECEIVED

AUG 16 2007

DNR-WCR

August 14, 2007

Kyle Knutson
Colfax Farmers Union Coop
504 Railroad Ave.
Colfax, WI 54730

DATCP Case 97409081302
DNR BRRTS 02-17-544819

SUBJECT: Final Case Closure with Land Use Conditions, Agricultural chemical cleanup, Colfax Farmers Union Coop, 504 Railroad Ave., Colfax, WI 54730.

Dear Mr. Knutson:

Thank you for submitting the required well abandonment and maintenance agreement documents in support of closure of your agricultural chemical cleanup case at 504 Railroad Avenue in Colfax. Based on the investigation and cleanup work performed to date, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department of Agriculture, Trade and Consumer Protection (DATCP) hereby grants closure of this case and no further investigation or remediation is required at this time.

Although closed, residual soil and groundwater contamination remains present at the site. On sites that are closed with residual contamination, s. 292.12 Wisconsin Statutes requires that you and any subsequent owners of this property adhere to certain requirements regarding future land use. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, DATCP may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property, or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. We may conduct inspections in the future to ensure that the conditions included in this letter and attached maintenance plan are met.

Pursuant to s. 292.12(2)(a), Wis. Stats., the dry bulk fertilizer and mix/load building that currently exists at the property (shown on attached map) has been designated as a engineered barrier to contaminant migration for the contaminated soil located beneath the inside mix/load pad. The soil beneath the building contains elevated nitrate-nitrite nitrogen and the herbicides alachlor, atrazine, acetochlor, dimethenamid and metolachlor. The concrete floor of the building must be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and to prevent additional groundwater contamination that violates the groundwater standards in ch. NR 140, Wis. Adm. Code. If soil from beneath the building is ever excavated, the property owner must notify DATCP and sample and analyze the soil to determine the remaining residual contaminant levels for the purpose of determining handling, storage, treatment or disposal options, per applicable statutes and rules.

Agriculture generates \$51.5 billion for Wisconsin

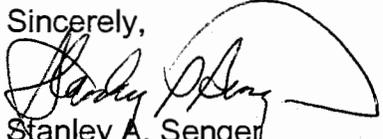
In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard. As a result, special precautions may need to be taken during excavation activities to prevent any health threat to humans.

The following activities within the area of the building shown on the attached map are prohibited without prior written approval by the Department of Agriculture, Trade and Consumer Protection: 1) removal of the existing barrier; 2) replacement with another barrier; 3) use of the building for fertilizer or agricultural chemical storage; or 4) construction or placement of a different building or other structure.

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 is being forwarded to DNR for placement onto 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 the owner ever intends to construct or reconstruct a well on the property, prior DNR approval is required in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding the information in this letter, please contact me at 608-224-4514.

Sincerely,



Stanley A. Senger
Environmental Quality Section

enc. Maintenance Agreement

cc: Scott McCurdy, Cedar Corporation (no enc.)
Kevin Brey, DATCP EES (no enc.)
Elizabeth Norquist, WDNR (enc. Maint. Agreement & GIS registry package)

387895

REC'D December 5, 1990 at 2:55 P.M.

RECORDED VOL 418 RECORDS PAGE(S) 47-51

James M. Mrodt
JAMES M. MRODT REG. OF DEEDS. DUNN CO. WI

16.00
16.10

INDEXED

VOL 418 records page 47

QUITCLAIM DEED

THIS INDENTURE, Witnesseth that the Grantor, WISCONSIN CENTRAL LTD., a Corporation duly organized and existing under and by virtue of the laws of the State of Illinois, located at 6250 North River Road, Rosemont, Illinois 60018, for and in the consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY and QUIT CLAIM to the Grantee,

COLFAX FARMERS UNION COOPERATIVE
P. O. Box 514, Colfax, Wisconsin 54730

all right, title, and interest in and to the following described lands and property situated in the County of Dunn and State of Wisconsin to wit:

TRANSFER
\$105.00
FEE

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION AND ALL CONDITIONS TO WHICH THIS CONVEYANCE IS SUBJECT

IN WITNESS WHEREOF, WISCONSIN CENTRAL LTD., the Grantor, has caused these presents to be signed by Thomas F. Power, Jr., its Executive Vice President, and its corporate seal, duly attested by Susan H. Norton, its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 14th day of November, 1990.



WISCONSIN CENTRAL LTD.

By: *Thomas F. Power, Jr.*
Thomas F. Power, Jr.
Executive Vice President

Attest:

By: *Susan H. Norton*
Susan H. Norton
Assistant Secretary

*Fert plant - Bush plant -
Feed mill area -
Warehouse east of main street*

Rider to Deed (Page 1 of 3)

Three parcels of land located in the Northeast Quarter and the South Half of the Northwest Quarter of Section 16, Township 29 North, Range 11 West of the Fourth Principal Meridian in Colfax, Dunn County, Wisconsin, described as follows:

Parcel No. 1

Beginning at the point of intersection of the West line of the Northeast Quarter of said Section 16 and a line parallel and/or concentric with and 150 feet normally distant northerly from the centerline of the main track of Wisconsin Central Ltd.;

Thence easterly along last said parallel and/or concentric line a distance of 420 feet, more or less, to the northeast corner of the Wisconsin Central Ltd.'s station ground property at Colfax;

Thence southeasterly along the East line of said station ground property a distance of 115 feet, more or less, to a point on a line parallel and/or concentric with and 50 feet normally distant northerly from the centerline of said main track, said point being 480 feet, more or less, easterly from the West line of the Northeast Quarter of said Section 16, as measured along said parallel and/or concentric line;

Thence southerly at right angles to said main track centerline a distance of 20 feet, more or less, to a point on a line parallel and/or concentric with and 30 feet normally distant northerly from the centerline of said main track;

Thence westerly along last said parallel and/or concentric line a distance of 310 feet, more or less, to a point on a line parallel with and 8.5 feet normally distant northerly from the centerline of the existing house track of Wisconsin Central Ltd., said house track being immediately North of said main track and running in a generally East and West direction;

Thence westerly along last said parallel and/or concentric line a distance of 190 feet, more or less, to a point on the West line of the Northeast Quarter of said Section 16;

Thence northerly along last said West line a distance of 115 feet, more or less, to the point of beginning.

Parcel No. 2

Beginning at the point of intersection of the East line of 66 foot wide Main Street and a line parallel and/or concentric with and 150 feet normally distant northerly from the centerline of the main track of Wisconsin Central Ltd., said parallel and/or concentric line also being the southerly line of Block 4, Original Plat of Colfax;

Thence easterly along last said parallel line a distance of 280 feet, more or less, to a point on the West line of 66 foot wide Pine Street;

Thence southerly along last said West line, extended southerly, a distance of 90 feet, more or less, to a point on a line parallel and/or concentric with and 8.5 feet normally distant northerly from the centerline of the existing house track of Wisconsin Central Ltd., said house track being immediately North of said main track and running in a generally East and West direction;

Thence westerly along last said parallel and/or concentric line a distance of 280 feet, more or less, to a point on said East line of Main Street;

Thence northerly along last said East line a distance of 100 feet, more or less, to the point of beginning.

Rider to Deed (Page 2 of 3)

Parcel No. 3

Beginning at the point of intersection of the West line of 66 foot wide Main Street and a line parallel and/or concentric with and 150 feet normally distant northerly from the centerline of the main track of Wisconsin Central Ltd., said parallel and/or concentric line also being the South line of Blocks 5 & 6, Original Plat of Colfax;

Thence westerly along last said parallel line a distance of 440 feet, more or less, to a point on the northwest corner of Wisconsin Central Ltd.'s station ground property at Colfax;

Thence southerly along the West line of said station ground property, said West line also being at right angles of the centerline of said main track, a distance of 100 feet, more or less, to a point on a line parallel and/or concentric with and 50 feet normally distant northerly from the centerline of said main track;

Thence westerly along last said parallel and/or concentric line a distance of 180 feet, more or less, to a point on the East line of 66 foot wide Maple Street;

Thence southerly along last said West line a distance of 20 feet, more or less, to a point on a line parallel and/or concentric with and 30 feet normally distant northerly from the centerline of said main track;

Thence easterly along last parallel and/or concentric line a distance of 390 feet, more or less, to a point on a line parallel and/or concentric with and 8.5 feet normally distant northerly from the centerline of the existing house track of Wisconsin Central Ltd., said house track being immediately North of said main track and running generally in an East and West direction;

Thence easterly along last said parallel and/or concentric line a distance of 254 feet, more or less, to a point on said West line of Main Street;

Thence northerly along last said West line a distance of 105 feet, more or less, to the point of beginning.

Grantor reserves for itself, its successors, assigns, and grantees, an easement for the continued use, existence, operation and maintenance of all existing facilities on, over, upon and under the property for which licenses or permits were granted by Grantor, or any predecessor in interest of Grantor, to parties other than the Grantee.

Grantee, for itself, its successors, assigns, grantees, heirs and legal representatives, not to do or cause to be done any act that will unreasonably impede the flow of drainage water over the property conveyed herein which would adversely affect continuing rail operations. This covenant shall not be construed to prohibit the Grantee from erecting buildings or other improvements on the said property, provided that drainage equivalent to that which exists as of the date of this deed shall be maintained, whether naturally or by other means. This covenant shall run with the land.

Grantor grants unto Grantee, its successors and assigns an easement on, over and across the following described property for the encroachment of Grantee's existing building and for no other purpose. In the event said building is materially damaged, destroyed, demolished or removed at any time, this easement shall forthwith terminate and be of no further force and effect, and Grantee shall return the property to the condition prior to construction of the aforesaid building. This covenant shall run with the land.

Rider to Deed (Page 3 of 3)

Legal Description of Easement

Beginning at the point of intersection of the East line of 66 foot wide Maple Street and a line parallel and/or concentric with and 30 feet normally distant northerly from the centerline of the main track of Wisconsin Central Ltd.;

Thence easterly along last said parallel line a distance of 390 feet, more or less, to a point on a line parallel and/or concentric with and 8.5 feet normally distant northerly from the centerline of the existing house track of Wisconsin Central Ltd., said house track being immediately North of said main track and running generally in a East and West direction;

Thence westerly along last said parallel and/or concentric line a distance of 390 feet more or less, to a point on said East line of Maple Street;

Thence northerly along last said East line a distance of 8 feet, more or less, to the point of beginning.

Colfax Farmer's Union Cooperative

Address: Railroad Avenue

BRRTS #: 02-17-544819

Facility ID #: 617017720

WTM Coordinates: 384279, 504122

DATCP #: 97409081302

Parcel #: 2911166.20409

I, Kyle Knutson, in accordance with Ch. 292, Wis. Stats. and Ch. NR726 Wis. Adm. Code, certify the correct legal description for the property located at 504 Railroad Avenue, in the Colfax, Dunn County, Wisconsin, is accurately described as

“Beginning at the point of intersection of the West line of the Northeast Quarter of said Section 16 and a line parallel and/or concentric with and 150 feet normally distant northerly from the centerline of the main track of Wisconsin Central Ltd.;

Thence easterly along last said parallel and/or concentric line a distance of 420 feet, more or less, to the northeast corner of the Wisconsin Central Ltd.’s station ground property at Colfax;

Thence southeasterly along the East line of said station ground property a distance of 115 feet, more or less, to a point on a line parallel and/or concentric with and 50 feet normally distant northerly from the centerline of said main track, said point being 480 feet, more or less, easterly from West line of the Northeast Quarter of said Section 16, as measured along said parallel and/or concentric line;

Thence southerly at right angles to said main track centerline a distance of 20 feet, more or less, to a point on a line parallel and/or concentric with and 30 feet normally distant northerly from the centerline of said main track;

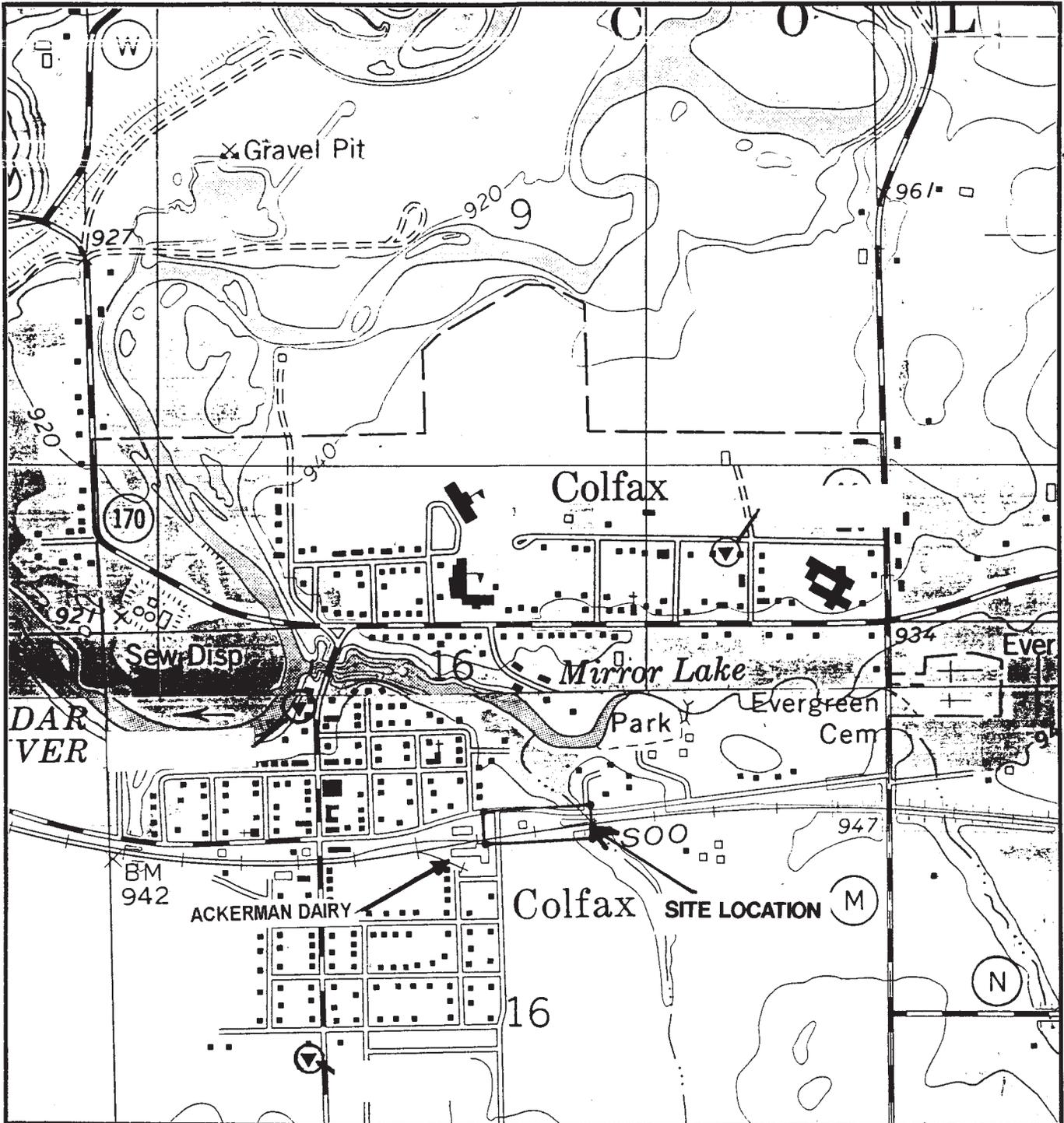
Thence westerly along last said parallel and/or concentric line a distance of 310 feet, more or less, to a point on a line parallel with and 8.5 feet normally distant northerly from the centerline of the existing house track of Wisconsin Central Ltd., said house track being immediately North of said main track and running in a generally East and West direction;

Thence westerly along last said parallel and/or concentric line a distance of 190 feet, more or less, to a point on the West line of the Northeast Quarter of said Section 16;

Thence northerly along last said West line a distance of 115 feet, more or less, to the point of beginning.”

By: 

Kyle Knutson
Colfax Farmer’s Union Cooperative



LEGEND

Colfax, North; Colfax, South, Wis.
USGS Topographic Quadrangles
7.5 Minute Series

Contour Interval - 20 feet



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DRAWN BY RTB	SITE LOCATION MAP	CHECKED BY RTB
DATE 4/98		JOB NO. 2480-001-60
REVISED BY MWI		FIGURE 1
SCALE 1" : 2,000'		Colfax Farmers Union East Railroad Avenue Colfax, WI

CFUC.dwg 9 11 98 11:02:00 s.m. CST

James Schindler

Wisconsin Gas

Ackerman Dairy

JOB NO.	2480-001-60
BOOK NO.	
DRAWN BY	PKF
CHECKED BY	RTB
DATE	APRIL '98
REVISIONS	
DWG FILE	CFUC.DWG

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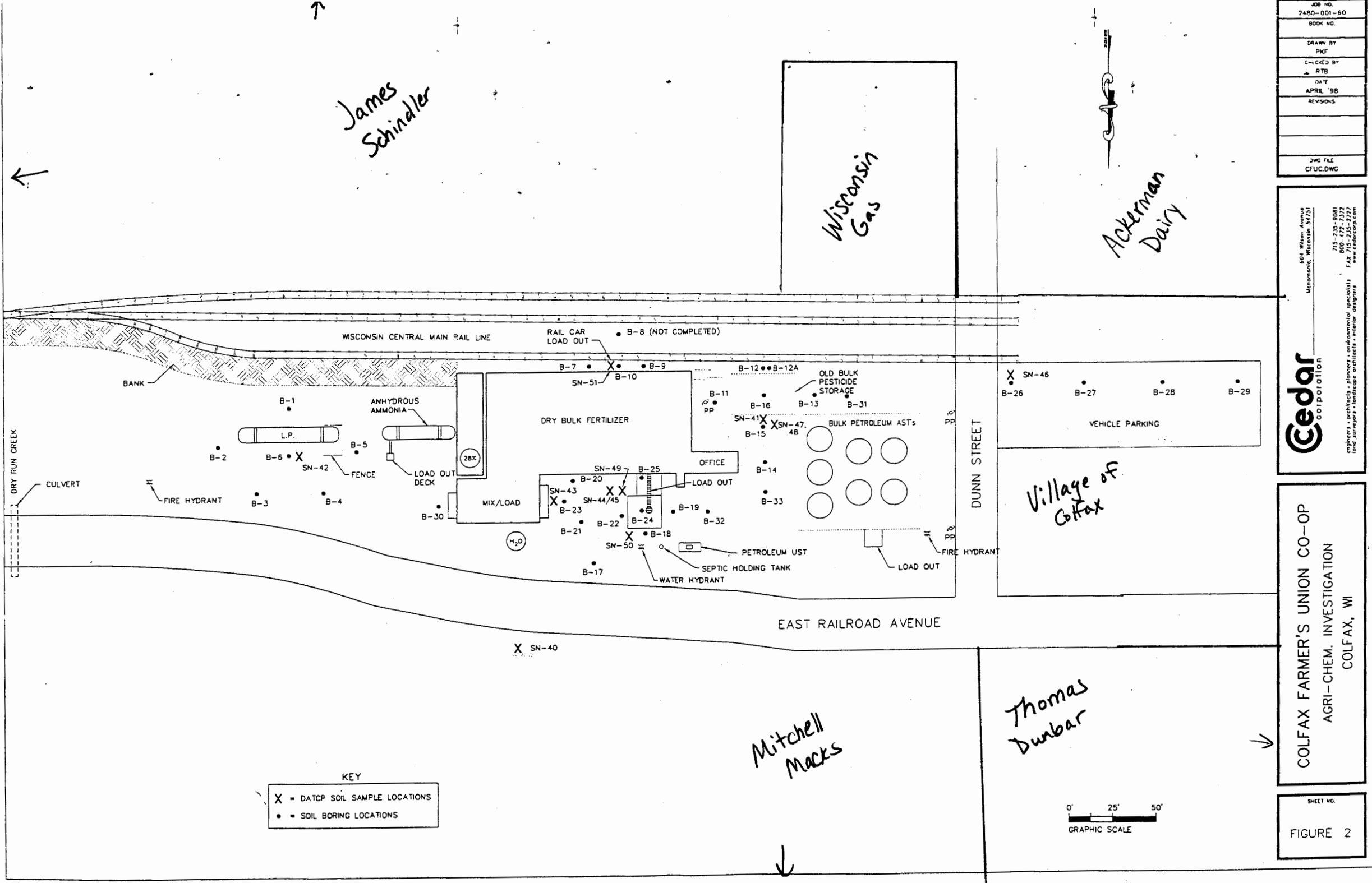
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AGRI-CHEM. INVESTIGATION
COLFAX, WI

SHEET NO.
FIGURE 2



KEY

X = DATCP SOIL SAMPLE LOCATIONS
• = SOIL BORING LOCATIONS

0' 25' 50'
GRAPHIC SCALE

I:\clients\colfax\colfax - Farmer's Union Co-op\07 Railroad Ave Closure Plumb.dwg\UTUClose.dwg 3/10/2006 8:15:43 AM CJT

James Schindler

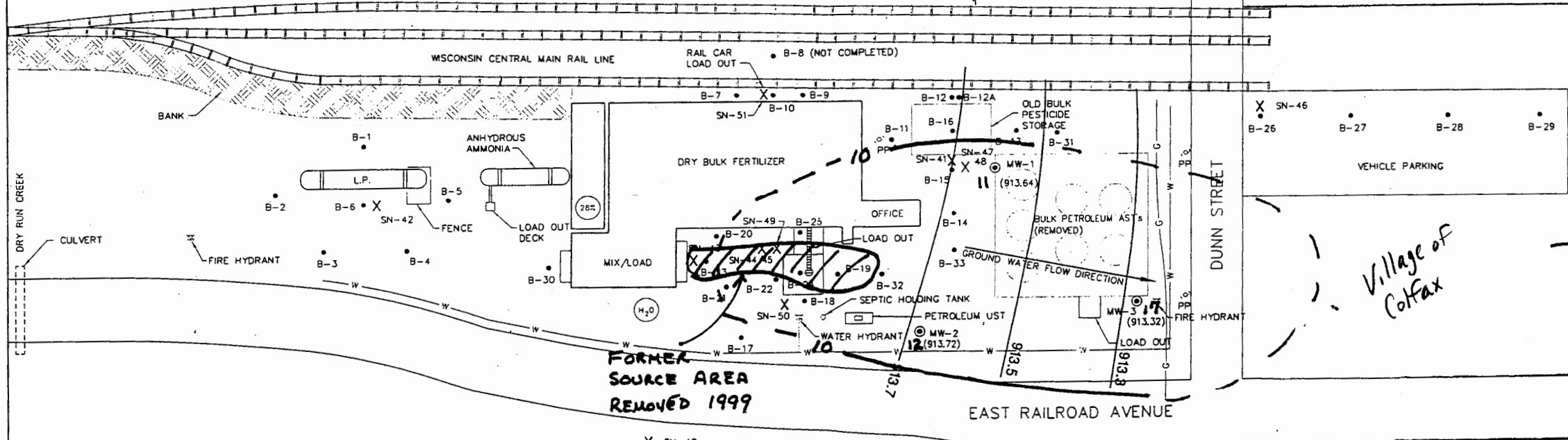
Wisconsin Gas

Ackerman Dairy

JOB NO.	2460-001
BOOK NO.	
DRAWN BY	PKF
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REVISIONS	JULY 1999
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	JAN. 2001
	MARCH 2006
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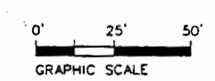
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KEY

X	DATCP SOIL SAMPLE LOCATIONS
●	SOIL BORING LOCATIONS
⊙	MONITORING WELL LOCATIONS
— 913.3	GROUND WATER CONTOUR
(913.32)	GROUND WATER ELEVATION (3-15-06 DATA)

GROUND WATER PLUME
 NITRATE-NITRITE
 NITROGEN (mg/L)
 3/15/2006



Thomas Dunbar

COLFAX FARMER'S UNION CO-OP
 GROUND WATER FLOW MAP 3-15-06 DATA
 AGRI-CHEM. INVESTIGATION
 COLFAX, WI

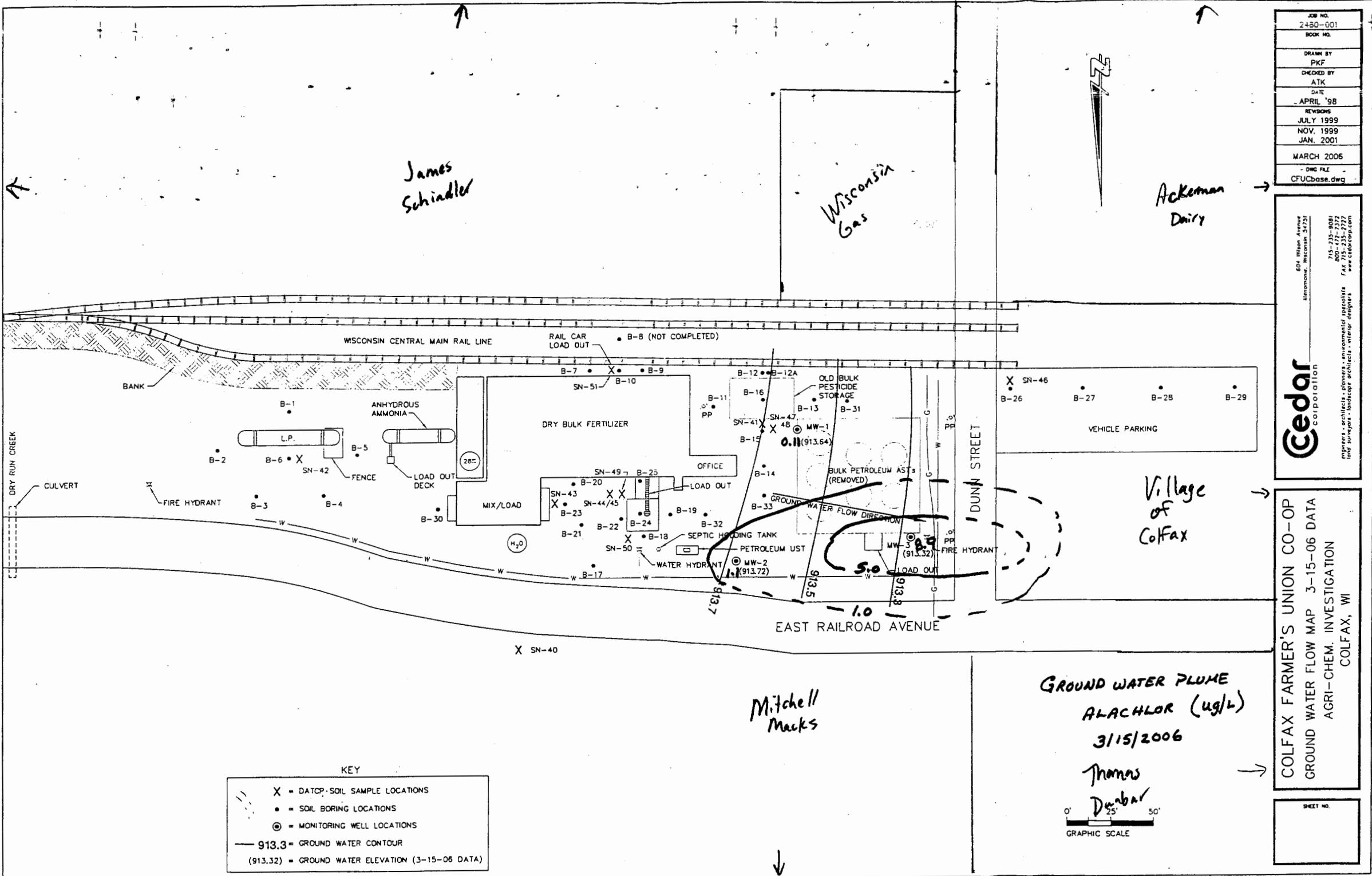
SHEET NO.

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JOB NO.	2480-001
BOOK NO.	
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 GROUND WATER FLOW MAP 3-15-06 DATA
 AGRI-CHEM. INVESTIGATION
 COLFAX, WI
 SHEET NO.

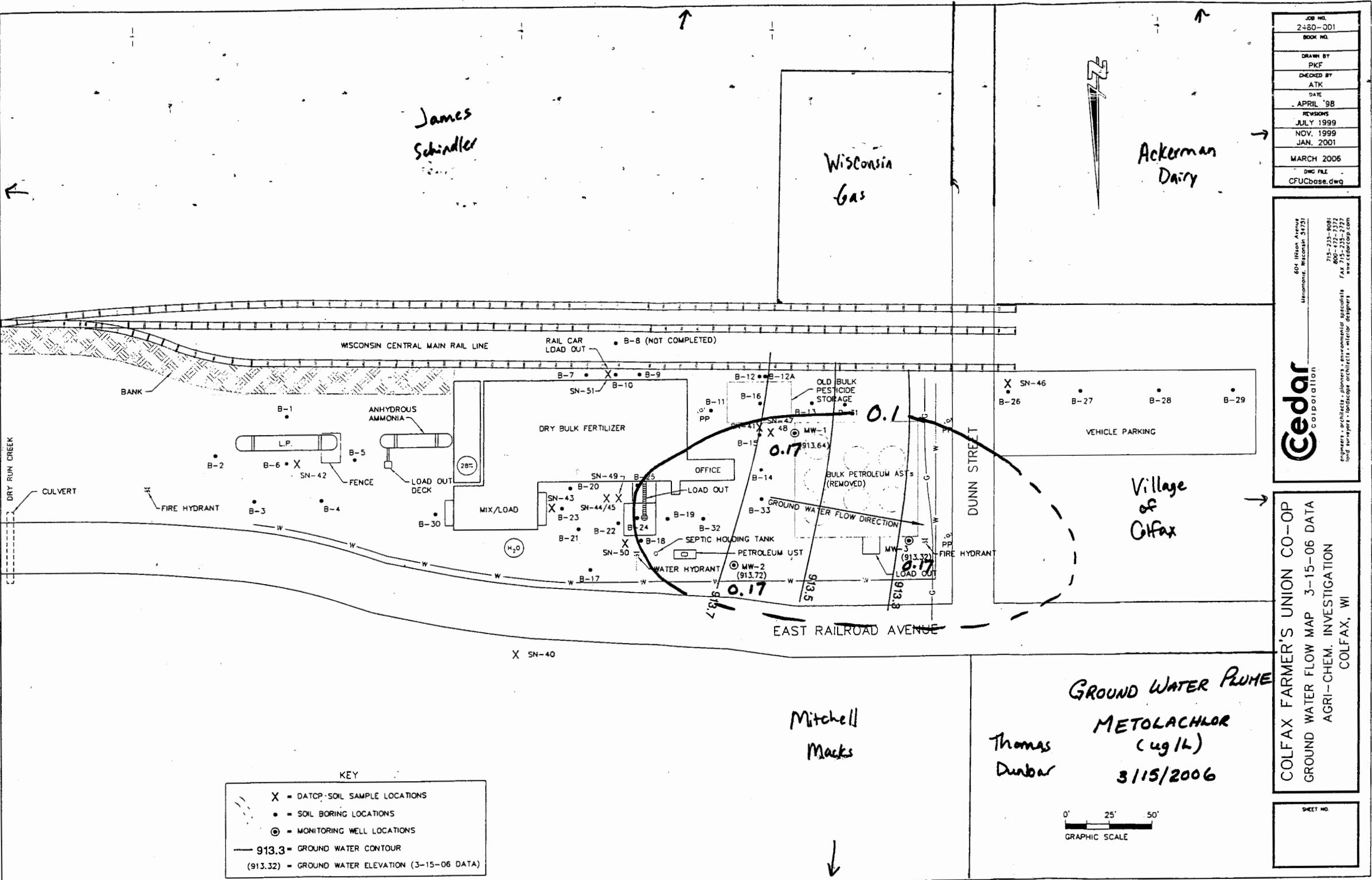


KEY

X	= DATCP SOIL SAMPLE LOCATIONS
•	= SOIL BORING LOCATIONS
⊙	= MONITORING WELL LOCATIONS
— 913.3	= GROUND WATER CONTOUR (913.32) = GROUND WATER ELEVATION (3-15-06 DATA)

GROUND WATER PLUME
 ALACHLOR (ug/L)
 3/15/2006
 Thomas
 Dunbar
 0' 25' 50'
 GRAPHIC SCALE

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JOB NO.	2480-001
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 GROUND WATER FLOW MAP 3-15-06 DATA
 AGRI-CHEM. INVESTIGATION
 COLFAX, WI

KEY

	X = DATCP SOIL SAMPLE LOCATIONS
	• = SOIL BORING LOCATIONS
	⊙ = MONITORING WELL LOCATIONS
	— 913.3 = GROUND WATER CONTOUR
	(913.32) = GROUND WATER ELEVATION (3-15-06 DATA)



SHEET NO.

**TABLE 1
NITROGEN & PESTICIDES (EPA 8141) WATER ANALYSIS RESULTS
COLFAX FARMERS UNION COOPERATIVE
AGRICULTURAL CHEMICAL FACILITY**

Date Sampled	H2O Elevation	Ammonia as N mg/L	Nitrate + Nitrite as N ES=10 PAL=2 mg/L	Acetochlor or	Alachlor ES=2 PAL=0.2	Atrazine ES=3.0* PAL=0.3*	Atrazine desisopropyl	Atrazine desethyl	Butylate ES=67 PAL=6.7	Chlorpyrifos	Cyanazine ES=1 PAL=0.1	Dimethenamide	EPTC ES=250 PAL=50	Metolachlor ES=15 PAL=1.5	Metribuzin ES=250 PAL=50	Pendimethalin	Prometon ES=90 PAL=18	Propazine	Simazine ES=4 PAL=0.4
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Monitoring Well: 1

TOC: 944.55 TOS: 915.85 BOC: 905.85 Total Depth: 38.70 Screen Length 10.00

11/16/1999	913.87	0.16	8.4	<0.14	0.86	0.34	<0.048	0.36	<0.11	<0.096	<0.18	<0.16	<0.096	<0.43	<0.20	<0.26	<0.11	<0.10	<0.10
9/26/2000	914.12		4.9	<0.051	0.47	0.33	0.23	0.51	<0.029	<0.009	<0.016	<0.051	<0.028	<0.086	<0.042	<0.022	<0.069	<0.012	<0.010
7/29/2002	914.88	<0.04	11.8	<0.098	<0.028	0.535	0.564	<0.032	<0.039	<0.027	<0.061	<0.051	<0.038	<0.030	<0.029	<0.023	<0.069	<0.026	<0.010
1/28/2003	914.69	ND	17	<0.066	8.6	0.64	0.49	0.72	<0.033	<0.049	<0.041	<0.091	<0.033	1.1	<0.050	<0.055	<0.055	0.11	<0.10

Monitoring Well: 2

TOC: 942.85 TOS: 916.05 BOC: 906.05 Total Depth: 36.80 Screen Length 10.00

11/16/1999	913.92	0.036	13	<0.14	25	0.74	0.19	0.47	<0.11	<0.096	<0.18	<0.16	<0.096	1.2	<0.20	<0.26	<0.11	<0.10	<0.28
9/26/2000	914.17		9.5	<0.051	7.0	0.74	0.23	0.48	<0.029	<0.009	<0.016	<0.051	<0.028	0.70	<0.042	<0.022	<0.069	<0.012	0.019
7/29/2002	914.88	<0.04	10.9	<0.098	1.76	0.377	<0.065	<0.032	<0.039	<0.027	<0.061	<0.051	<0.038	0.306	<0.029	<0.023	<0.069	<0.026	<0.010
1/28/2003	914.67	ND	14																
4/8/2003	914.59			<0.066	11	0.76	0.31	0.52	<0.033	<0.049	0.18	<0.091	<0.033	0.42	<0.050	<0.055	<0.055	<0.052	<0.10

Monitoring Well: 3

TOC: 949.65 TOS: 916.19 BOC: 906.19 Total Depth: 43.46 Screen Length 10.00

11/16/1999	913.53	0.20	17	<0.14	4.0	0.56	0.22	0.67	<0.11	<0.096	<0.18	<0.16	<0.096	0.47	<0.20	<0.26	<0.11	<0.10	<0.28
9/26/2000	913.78		14	<0.053	5.8	0.61	0.19	0.40	<0.030	<0.009	<0.016	<0.053	<0.029	0.58	<0.044	<0.023	<0.073	<0.013	<0.011
7/29/2002	914.51	0.98	24.9	<0.098	0.741	0.714	<0.065	0.72	<0.039	<0.027	<0.061	<0.051	<0.038	0.329	<0.029	<0.023	<0.069	<0.026	<0.010
1/28/2003	914.33	0.22	9.9																
4/8/2003	914.23			<0.066	<0.11	0.60	0.35	0.59	<0.033	<0.049	<0.041	<0.091	<0.033	<0.28	<0.050	<0.055	<0.055	<0.052	<0.10

Monitoring Well: Ackerman Dairy

TOC: TOS: 0.00 BOC: 0.00 Total Depth: Screen Length

10/17/2003		<0.04	0.455	<0.098	<0.028	<0.014	<0.065	<0.032	<0.039	<0.027	<0.061	<0.05	<0.038	<0.03	<0.029	<0.023	<0.069	<0.026	<0.01
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Atrazine, total chlorinated residue: ES=3, PAL=0.3

Pesticides reported in ppb

Blanks indicate groundwater elevations were collected however laboratory samples were not collected

FB = Field Blank

TB = Trip Blank

GWE = Ground Water Elevation, ft

GSE = Ground Surface Elevation, ft

TOC = Top of Casing Elevation, ft

TOS = Top of Screen Elevation, ft

BOC = Bottom of Casing Elevation, ft

TABLE 1
GROUNDWATER ELEVATIONS AND HYDROGRAPH
Colfax Farmer's Union Cooperative

	MW-1	MW-2	MW-3
TOC, MSL	944.55	942.85	949.65
WELL DEPTH, FT	38.7	36.8	25
SCREEN LENGTH	15	15	15
TOS, MSL	920.85	921.05	939.65

DATE	DEPTH TO GROUNDWATER MEASUREMENTS		
11/9/1999	30.73	28.96	36.18
11/16/1999	30.68	28.93	36.12
9/26/2000	30.43	28.68	35.87
10/31/2000	30.66	28.91	36.1
7/27/2002	29.67	27.97	35.14
1/28/2003	29.86	28.18	35.32
4/8/2003	29.98	28.26	35.42
3/15/2006	30.91	29.13	36.33

DATE	GROUNDWATER ELEVATIONS		
11/9/1999	913.82	913.89	913.47
11/16/1999	913.87	913.92	913.53
9/26/2000	914.12	914.17	913.78
10/31/2000	913.89	913.94	913.55
7/27/2002	914.88	914.88	914.51
1/28/2003	914.69	914.67	914.33
4/8/2003	914.57	914.59	914.23
3/15/2006	913.64	913.72	913.32