

GIS REGISTRY INFORMATION

SITE NAME: Sparta Coop Services
BRRTS #: 02-42-543072 **FID # (if appropriate):**
DATCP # (if appropriate): 03416041101
CLOSURE DATE: 18-Jan-06
STREET ADDRESS: 1205-60 S. Water St.
CITY: Sparta

SOURCE PROPERTY Locational COORDINATES (meters in WTM91 projection): X= 455457 Y= 384590

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: La Crosse River State Trail adjacent to N side of site (PIN 281-02643-5000)

Locational COORDINATES (meters in WTM91 projection): X= 455460 Y= 384624

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

IF YES, STREET ADDRESS 1:

Locational 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
Jim Doyle, Governor

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

January 18, 2006

Bruce Towns
General Manager
Sparta Coop Services
127 E. Oak St.
Sparta, WI 54656

DATCP Case 03416041101
DNR BRRTS 02-42-543072

Re: Final Closure, Sparta Coop Services, 1205-60 S Water Street, Sparta, WI

Dear Mr. Towns:

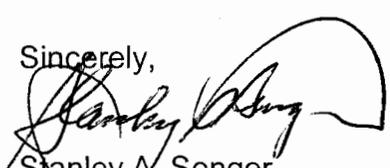
Thank you for submitting copies of your forms to document the abandonment of the three groundwater monitoring wells at your Sparta cleanup site. You have satisfied all remaining conditions for case closure pursuant to ch. NR 726, Wis. Adm. Code, and we have updated our database to show your case as "closed" on January 18, 2006.

We are forwarding a copy of this letter and the GIS Registry information that was submitted with your closure request to Ann Hake of DNR. DNR will post the information about your case on their registry of closed remediation sites and you will soon be able to view the information on their web site at the following URL:
<http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

Pursuant to ch. NR 726.09, Wis. Adm. Code, this case may be reopened if additional information indicates that contamination from the site poses a threat to public health, safety or welfare or the environment. If the case is re-opened and additional work is required, Agricultural Chemical Cleanup Program (ACCP) reimbursement may still be available for the work. Therefore, it is in your best interest to keep all documentation related to the cleanup project and any ACCP reimbursement claims. If you have not submitted an ACCP claim within the past year, then we strongly encourage you to do so now.

Finally, we recommend that you regularly inspect and maintain all of your containment structures. Performing a simple hydraulic test on sumps at least annually will reduce the possibility of leaks and future environmental contamination. Please feel free to call me at (608) 224-4514 if you have any questions regarding this letter or your ACCP claim.

Sincerely,



Stanley A. Senger
Hydrogeologist

cc: Kristen Hanson, Meridian Alliance | Ann Hake, WDNR | Gary LeMasters, DATCP
Agriculture generates \$51.5 billion for Wisconsin

2004 Property Record Monroe County, Wisconsin

Property information is valid as of June 30, 2005

2000 2001 2002 2003 2004

Years marked with * have delinquent taxes.

Owner SPARTA COOPERATIVE SERVICES 127 E OAK ST SPARTA WI 54656																																																																																										
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This municipality may not be settled. Please contact your local treasurer for current tax information.

Print this Report

Close Window

BY THIS DEED, Hemstock Realty Corporation by Cecil Hemstock, President, and Thomas E. Hemstock, Secretary, Grantor, quit-claims to Sparta Co-op Exchange, a Wisconsin Cooperative,

Grantee for a valuable consideration,

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

A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-four (24), Township Seventeen (17) North, Range Four (4) West, City of Sparta, more particularly described as follows: Commencing at a point 1265.79 feet East and 85 feet South of the NW $\frac{1}{4}$ corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, thence N1 degree 02' W 85 feet, thence S88 degrees 58' W 310 feet, thence S1 degree 02' E 110 feet to a point on the North line of a 30 foot private driveway as now located and traveled, thence in a Southwesterly direction along the North line of a 30 foot private driveway a distance of 265 feet to a point which is 120 feet South of the North line and 60 feet South-easterly of the point of beginning, thence in a Northwesterly direction 60 feet to the point of beginning.

RETURN TO

Tax Key # _____
This is not homestead property.

TRANSFER
\$4.00
FEE

REGISTER'S OFFICE
County of Monroe, Wis.
Received for record this 13
day of Aug. A. D. 1974
at 2:15 o'clock P. M.
Walter L. Chapin Register

Executed at Sparta, Wisconsin this 31st day of July 19 74

SIGNED AND SEALED IN PRESENCE OF

HEMSTOCK REALTY CORPORATION
BY: Cecil Hemstock, President (SEAL)
Thomas E. Hemstock, Secretary (SEAL)
BY: Thomas E. Hemstock, Secretary (SEAL)
(SEAL)

Signatures of Hemstock Realty Corporation by Cecil Hemstock, President and Thomas E. Hemstock, Secretary,

authenticated this 31st day of July 19 74

William J. Gleiss

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

STATE OF WISCONSIN

County } ss.

Personally came before me, this _____ day of _____, 19 _____, the above named _____

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

This instrument was drafted by William J. Gleiss, Attorney at Law

Sparta, Wisconsin

The use of witnesses is optional.

Notary Public _____ County, Wis.

My Commission (Expires) (Is) _____

2004 Property Record Monroe County, Wisconsin

Property information is valid as of May 26, 2005

2000 2001 2002 2003 2004

Years marked with * have delinquent taxes.

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<u>Property Tax Penalty:</u>	.00																																																																																														
Total: 2793.38	1396.70	1396.68																																																																																													
<u>Tax Code</u>	<u>Acreage</u>	<u>Value(\$)</u>	<u>Improvements (\$)</u>	<u>Total(\$)</u>																																																																																											
G3	4.842	28200	66200	94400																																																																																											
	0	0	0	0																																																																																											
	0	0	0	0																																																																																											
	0	0	0	0																																																																																											
	0	0	0	0																																																																																											
	4.84	28200.00	66200.00	94400.00																																																																																											
<u>Total Acres:</u>	4.842																																																																																														
<u>Assessment Ratio:</u>	0.9094																																																																																														
<u>Mill Rate:</u>	.029590866																																																																																														
<u>Fair Market Value:</u>	\$103800																																																																																														

This municipality may not be settled. Please contact your local treasurer for current tax information.

[Print this Report](#)

[Close Window](#)

Sparta Coop Fertilizer Plant Legal Description

DOCUMENT NO.
378420
INDEXED

STATE BAR OF WISCONSIN FORM 3 — 1982
QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

RECORDS
VOL **63** PAGE **607**

CECIL F. HEMSTOCK and THOMAS E. HEMSTOCK, as tenants
in common
quit-claims to SPARTA COOPERATIVE EXCHANGE, a Wisconsin
Cooperative
the following described real estate in Monroe County,
State of Wisconsin:

REGISTER' OFFICE
County of Monroe, Wis
Received for record this 21st
day of Feb. A.D., 1986
at 3:25 o'clock P. M.
Raymond J. Jankovic Register

RETURN TO 480 Sparta Coop Exchange
127 E. Oak
Sparta

A parcel of land located in the SE $\frac{1}{4}$ -SW $\frac{1}{4}$ and NE $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 24-T17N-R4W, City of Sparta, Monroe County, Wisconsin, described as follows: Commencing at the Northeast corner of said SE $\frac{1}{4}$ -SW $\frac{1}{4}$; thence S1 $^{\circ}$ 17'49"E, along the $\frac{1}{4}$ line a distance of 24.90 feet to the point of beginning; thence S1 $^{\circ}$ 17'49"E, 175.00 feet to the Southeast corner of lands as described in Vol. 218 Deeds, page 280; thence N89 $^{\circ}$ 58'04"W along the South line of said Vol. 218 Deeds, Page 280 a distance of 1079.42 feet to the Southeast corner of Vol. 229 Deeds, page 421; thence N0 $^{\circ}$ 02'44"W, 132.52 feet along the East line of said Vol. 229 Deeds, page 421 and the extension thereof to the North line of a 30 foot road; thence N87 $^{\circ}$ 00'E, 24.81 feet to the Southeast corner of Vol. 241D., page 426; thence N0 $^{\circ}$ 02'44"W, 106.50' along the East line of Vol. 241 Deeds, page 426, to a line 12 feet South of the centerline of the railroad spur track; thence S89 $^{\circ}$ 59'53"E, 369.55 feet along a line parallel to said centerline; thence S0 $^{\circ}$ 02'44"E along the West line of Vol. 219 Deeds, page 59, to the Southwest corner thereof; thence S89 $^{\circ}$ 55'02"E, 280.00 feet to the Southeast corner of said Vol 219 Deeds, page 59; thence N0 $^{\circ}$ 02'44"W, 101.50 feet along the East line of said Vol. 219 Deeds, page 59, to a line 12 feet South of the centerline of the railroad spur track; thence S89 $^{\circ}$ 58'16"E, 149.52 feet along a line parallel to said centerline; thence S1 $^{\circ}$ 33'39"E, 70.00 feet; thence N88 $^{\circ}$ 57'46"E, 250.00 feet to the point of beginning. Said parcel is subject to a 30 feet road easement as described in Vol. 219 Deeds, page 59. Said parcel contains 4.84 acres. Together with access to the above described parcel over and across a 30 foot wide road as now travelled from the East line of Water Street to the West line of the above described parcel situated in South Half of Southwest Quarter, Section 24, Township 17 North, Range 4 West, subject to the right of others for the use of said road.

This is not homestead property.
(is) (is not)
2nd

Dated this _____ day of January, 1986

(SEAL) *Cecil F. Hemstock* (SEAL)
* Cecil F. Hemstock

(SEAL) *Thomas E. Hemstock* (SEAL)
* Thomas E. Hemstock

TRANSFER
45.00

AUTHENTICATION FEE

ACKNOWLEDGMENT

Signature(s) Cecil F. Hemstock and Thomas

STATE OF WISCONSIN

E. Hemstock

ss.

authenticated this _____ day of Jan, 1986

Personally came before me this _____ day of _____, 19____ the above named

* William J. Gleiss
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

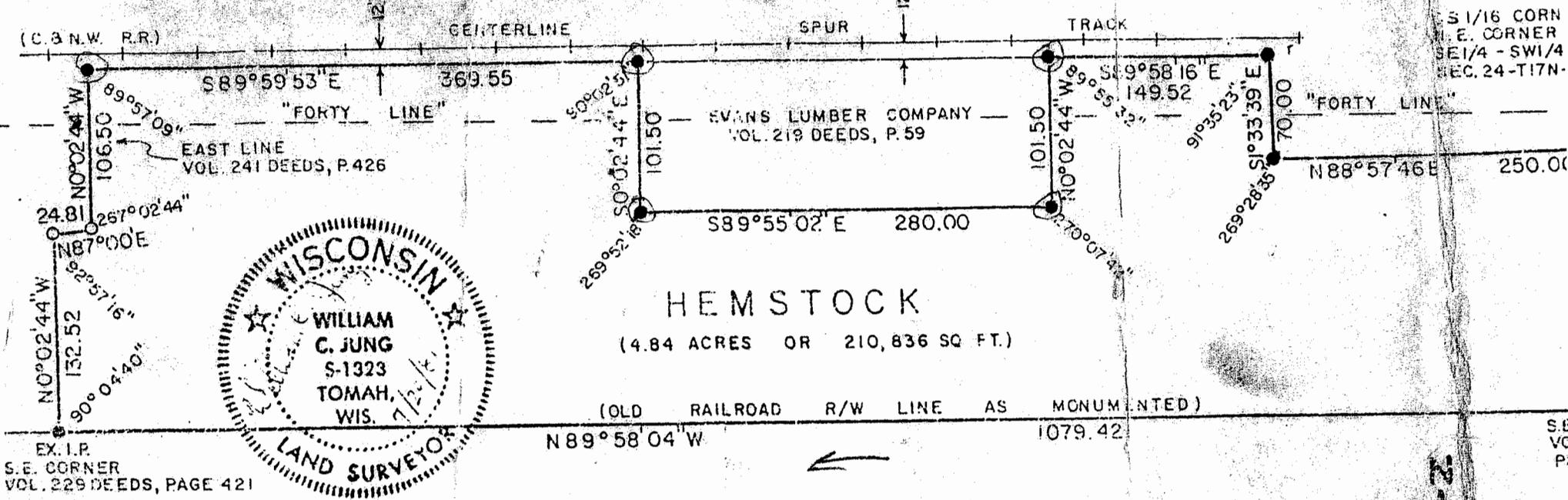
William J. Gleiss, attorney

Sparta, WI 54656
(Signatures may be authenticated or acknowledged. Both are not necessary.)

*
Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: _____, 19____)

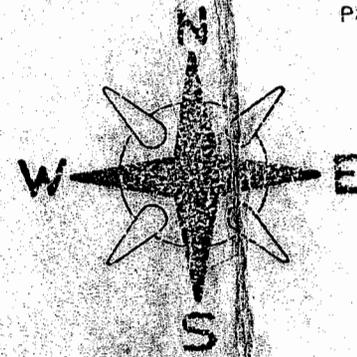
SCALE: 1" = 100'

o = Set 3/4"x24" round iron bar weighing 1.50 lbs./lin. ft.



Description:

A parcel of land located in the SE1/4-SW1/4 and NE1/4-SW1/4 of Section 24-T17N-R4W, City of Sparta, Monroe County, Wisconsin, described as follows: commencing at the Northeast corner of said SE1/4-SW1/4; thence S1°17'49"E along the 1/4 line a distance of 24.90 feet to the point of beginning; thence S1°17'49"E, 175.00 feet to the Southeast corner of lands as described in Vol.218 Deeds, Page 280; thence N89°58'04"W along the South line of said Vol.218 Deeds, Page 280 a distance of 1079.42 feet to the Southeast corner of Vol.229 Deeds, Page 421; thence N0°02'44"W, 132.52 feet along the East line of said Vol.229 Deeds, Page 421 and the extension thereof to the North line of a 30 foot road; thence N87°00'E, 24.81 feet to the Southeast corner of Vol.241 D., P.426; thence N0°02'44"W, 106.50' along the East line of Vol.241 Deeds, Page 426, to a line 12 feet South of the centerline of the railroad spur track; thence S89°59'53"E, 369.55 feet along a line parallel to said centerline; thence S0°02'44"E along the West line of Vol.219 Deeds, Page 59, to the Southwest corner thereof; thence S89°55'02"E, 280.00 feet to the Southeast corner of said Vol.219 Deeds, Page 59; thence N0°02'44"W, 101.50 feet along the East line of said Vol.219 Deeds, Page 59, to a line 12 feet South of the centerline of the railroad spur track; thence S89°58'16"E, 149.52 feet along a line parallel to said centerline; thence S1°33'39"E, 70.00 feet; thence N88°57'46"E, 250.00 feet to the point of beginning. Said parcel is subject to a 30 foot road easement as described in Vol.219 Deeds, Page 59. Said parcel contains 4.84 acres. Access to said above described parcel should be over and across a 30 foot road as now travelled from the East line of Water Street to the West line of above described parcel.



ASSUMED NORTH

Bearings are referenced to line of said SE1/4-SW1/4, assumed to bear S1°17'49"E

July 20, 1931

CERTIFIED SURVEY

Located in the SE1/4-SW1/4 NE1/4-SW1/4 of Section 24, City of Sparta, Monroe County

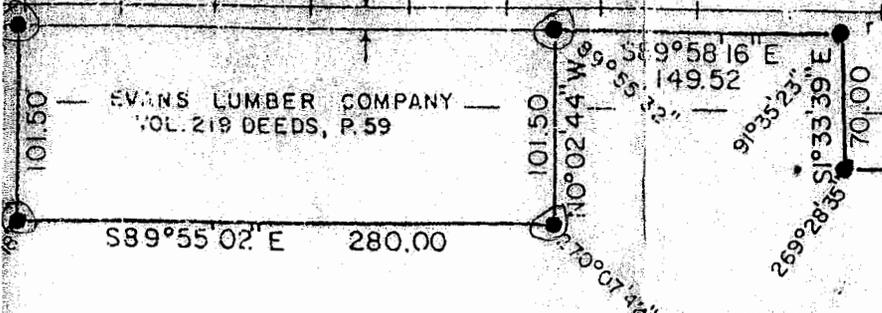
weighing 1.50 lbs./lin. ft.

SCALE: 1" = 100'

SPUR

TRACK

E 3/16 CORNER
N. E. CORNER
SE 1/4 - SW 1/4
SEC. 24 - T17N - R4W



EVANS LUMBER COMPANY
VOL. 219 DEEDS, P. 59

"FORTY LINE"

EX. I.B.

Point 1 Beginning

S89°55'02"E 280.00

N88°57'46"E 250.00

175.00

S1°17'49"E

HEMSTOCK

4.84 ACRES OR 210,836 SQ. FT.)

88°40'15"

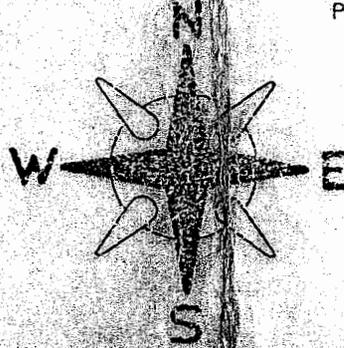
RAILROAD R/W LINE AS MONUMENTED)

104" W

1079.42

EX. I.P.

S.E. CORNER
VOL. 218 DEEDS
PAGE 280



ASSUMED NORTH

SW 1/4 and NE 1/4 - SW 1/4 of Section 24, Wisconsin, described as follows:
 SE 1/4 - SW 1/4; thence S1°17'49"E to the point of beginning;
 thence to the east corner of lands as described in Vol. 218 Deeds, Page 280, 104"W along the South line of said tract 1079.42 feet to the Southeast corner of said tract; thence S89°55'02"E, 280.00 feet to the East corner of said tract; thence N0°02'44"W, 101.50 feet to a line 12 feet wide spur track; thence S89°58'16"E, 70.00 feet to the centerline of the railroad; thence S1°33'39"E, 250.00 feet to the point of beginning.
 The area is 4.84 acres. Access to said above tract is by a 30 foot road as now travelled along the West line of above described

Bearings are referenced to the East line of said SE 1/4 - SW 1/4, said line assumed to bear S1°17'49"E.

July 20, 1931

CERTIFIED SURVEY MAP

Located in the SE 1/4 - SW 1/4 and in the NE 1/4 - SW 1/4 of Section 24, T17N - R4W, City of Sparta, Monroe County, Wi.

2004 Property Record Monroe County, Wisconsin

Property information is valid as of May 26, 2005

2000 2001 2002 2003 2004

Years marked with * have delinquent taxes.

Owner SPARTA COOPERATIVE SERVICES 127 E OAK ST SPARTA WI 54656
--

Property Information				
<u>Parcel ID:</u>	281-02648-0000			
<u>Alt. Parcel ID:</u>	281-900-003-018			
<u>School District:</u>	VOCATIONAL SCHOOL 200, LAKE DISTRICT #8030 8030, SPARTA SCHOOL DIST 5460			
<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Qtr Qtr</u> <u>Section</u>	<u>Quarter</u> <u>Section</u>
17N	4W	24		
<u>Lot:</u>				
<u>Block:</u>				
<u>Plat Name:</u>				

Deed Information		
<u>Volume</u>	<u>Page</u>	<u>Document #</u>
222R	109	
229D	421	

Property Description	
PART OF THE SW1/4 BEING LOT 2 OF 10 CSM S 28 #439411	
<u>Property Address:</u>	S1207 WATER ST
<u>Municipality:</u>	CITY OF SPARTA

Tax Information			
		<u>Payments</u>	<u>Balance</u>
<u>Tax Before Lottery Credit:</u>	464.57		
<u>Lottery Credit:</u>	0		
<u>Net Tax:</u>	464.57	232.29	232.28
<u>Special Assessment:</u>	.00	.00	.00
<u>Special Charges:</u>	.00	.00	.00
<u>Delinquent Charges:</u>	.00	.00	.00
<u>Private Forest Crop & Managed Forest Land:</u>	.00	.00	.00
<u>Property Tax Interest:</u>		.00	.00
<u>Special Taxes Interest:</u>			.00
<u>Property Tax Penalty:</u>		.00	
<u>Total:</u>	464.57	232.29	232.28

Land Valuation				
<u>Tax Code</u>	<u>Acreage</u>	<u>Value(\$)</u>	<u>Improvements (\$)</u>	<u>Total(\$)</u>
G2	0.339	11800	3900	15700
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	.34	11800.00	3900.00	15700.00
<u>Total Acres:</u>		0.339		
<u>Assessment Ratio:</u>		0.9094		
<u>Mill Rate:</u>		.029590866		
<u>Fair Market Value:</u>		\$17300		

This municipality may not be settled. Please contact your local treasurer for current tax information.

Print this Report

Close Window

SURVEYOR'S CERTIFICATE:

I, Gary L. Dechant, being a duly qualified Surveyor, do hereby certify that by the order and under the direction of Sparta Co-op Exchange, I have surveyed and mapped the property described on page 1 of 2 and that the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes to the best of my knowledge and belief.

Gary L. Dechant

G. L. DECHANT SURVEYING
Rt. 2 Box 96A Camp Douglas, Wi. 54618
Ph. No. 608-427-3624

- = Existing iron pipe
- = Existing 3/4" round iron bar
- ◻ = Existing chiselled cross
- = Existing Harrison Monument
- = Set 1"x24" iron pipe min. wt. 1.13 lbs./lin. ft.

APPROVAL OF THE CITY OF SPARTA CERTIFICATE:

This certified survey map is hereby approved by the City of Sparta, this _____ day of _____, 1995.

NOT NEEDED

439411

MAYOR

CITY CLERK

-399663

Authorization No. P-2336

DEED NO. 86083

THE GRANTOR, CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, whose principal office is located at 165 N. Canal Street, Chicago, Illinois, for the consideration of THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$31,500.00), conveys and quitclaims to STATE OF WISCONSIN, DEPARTMENT OF NATURAL RESOURCES of Madison, Wisconsin, GRANTEE, all interest in the following described real estate situated in the County of Monroe, and the State of Wisconsin, to wit:

That part of the Southwest Quarter and the West Half of the Southeast Quarter of Section 24, Township 17 North, Range 4 West of the Fourth Principal Meridian, bounded and described as follows: Beginning at a point on the North-South Quarter line of said Section 24, distant 50 feet Northerly, measured at right angles, from the center line of the main track (now removed) of the Chicago and North Western Railway Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 24; thence Easterly parallel with said original main track center line to a point distant 50 feet Northerly, measured radially, from the center line of the main track (now removed) of the Milwaukee, Sparta and Northwestern Railway Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 24; thence Easterly parallel with said last described main track center line to a point on the East line of the West Half of the Southeast Quarter of said Section 24; thence Southerly along said East line of the West Half of the Southeast Quarter a distance of 360 feet, more or less, to a point distant 50 feet Southwesterly, measured radially, from the center line of the original main track first described above; thence Northwesterly parallel with said last described main track center line to a point on the North line of the Southwest Quarter of the Southeast Quarter of said Section 24; thence Westerly along said North line to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 24; thence Southerly along the East line of said Southeast Quarter of the Southwest Quarter of Section 24 a distance of 25 feet; thence Westerly parallel with the North line of said Southeast Quarter of the Southwest Quarter a distance of 250 feet; thence North along a line parallel with the North-South Quarter line of said Section 24 a distance of 70 feet, more or less, to a point distant 12 feet Southerly, measured at right angles, from the center line of Chicago and North Western Transportation Company Spur Track I.C.C. No. 24 (now removed), as said Spur Track was located prior to its removal; thence Westerly parallel with the tangent segment of said former Spur Track to a point 1,540 feet East of the East line of Water Street, as measured along a line parallel with the North line of the South half of the Southwest Quarter of said Section 24; thence North along a line parallel with the East line of said Water Street 3.5 feet to a point distant 8.5 feet Southerly from the center line of said former Spur Track; thence Westerly parallel with the center line of said former Spur Track and extension thereof to a point distant 9 feet Southerly, measured radially, from the center line of the curved segment of said former Spur Track; thence Westerly parallel with the curved segment of said former Spur Track to a point distant 50 feet Southerly, measured radially, from the center line of the main track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago and North Western Railway Company), as said spur track was located

INDEXED

La Crosse River State Trail Deed

RECORDS
VOL 107 PAGE 113

DEED NO. 86083

Authorization No. P-2336

prior to its removal; thence Southwesterly parallel with the center line of said former main track to the East line of Water Street; thence North along said East line of Water Street to a point distant 5 feet Southerly, measured radially, from said last described main track center line; thence Northeasterly and Easterly parallel with said former main track center line a distance of 525 feet, more or less, to a point on the Southwesterly extension of the Southeasterly line of Clifton Street; thence Northeasterly along said Southeasterly line of Clifton Street, extended, a distance of 165 feet, more or less, to a point on the North line of the South 200 feet of the North Half of the Southwest Quarter of Section 24; thence Easterly along said North line of the South 200 feet to a point where the South line of Clifton Street angles Northeasterly; thence continuing Easterly along said North line of the South 200 feet of the North Half of the Southwest Quarter of Section 24 a distance of 319.42 feet; thence Southerly at right angles to the last described course a distance of 60 feet, more or less, to a point distant 40 feet Northerly, measured at right angles, from the former main track center line last described; thence Easterly parallel with said former main track center line a distance of 235 feet; thence Easterly parallel with the North line of the South 200 feet of the North Half of the Southwest Quarter of said Section 24 to the North-South Quarter line of said Section 24; thence Southerly along said North-South Quarter line to the point of beginning: EXCEPTING THEREFROM that part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 17 North, Range 4 West of the Fourth Principal Meridian, being that portion of the Chicago and North Western Railway Company's right of way which lies Southeasterly of the Southeasterly line of Clifton Street and Northerly of the following described line; Beginning at the point of intersection of the Southerly and Southeasterly line of Clifton Street, said point being distant 562.5 feet East, as measured along the Southerly line of Clifton Street, from its intersection with the East line of Water Street; thence Northeasterly a distance of 140 feet to a point distant 55 feet North, measured at right angles from the center line of the main track of said Railway Company; thence Easterly parallel with said center line of the main track, a distance of 100 feet; thence Northeasterly a distance of 273 feet to a point on a line drawn parallel with and distant 100 feet Northerly, measured at right angles from said center line of the main track, said point being distant 1,482.93 feet West, as measured along said parallel line, from its intersection with the East line of Outlot 100 of the City of Sparta, Monroe County, Wisconsin.

Subject to:

- (1) Building lines, building and liquor restrictions.
- (2) Zoning and buildings laws or ordinances.
- (3) Roads and highways, if any.
- (4) Rights of any government agency, public or quasi-public utilities to occupy said premises for the use and maintenance of existing conduits, sewers, drains, water mains, gas lines, electric power lines, and other utilities, whether or not of record.

RECORDS

VOL 107 PAGE 114

DEED NO. 86083

Authorization No. P-2336

Reserving, however, unto the Grantor, its successors and assigns, the spur track now located on the above described real estate, together with the right to use, occupy and enjoy the following described real estate, to wit:

Any part of the above described real estate lying within a strip of land 18 feet in width, being 9 feet on each side of the center line of the Chicago and North Western Transportation Company Spur Tracks, as said Spur Tracks are now located.

for the proper maintenance and operation of said tracks until such time as said Grantor, its successors or assigns, shall permanently abandon the use of said tracks and remove the same from said real estate.

By the acceptance of this conveyance, the Grantee, for itself and/or its heirs, successors, transferees and assigns, hereby agrees to take all steps necessary, at no expense to Grantor, to comply with any and all governmental requirements relating to land platting and use.

This conveyance is made upon the express condition that the Grantor will not pay any taxes or special assessments which may be due or delinquent upon the real estate hereinabove described.

Grantor certifies that the subject property may and shall, if released from the liens of the Mortgage Indenture and Deed of Trust, Assignments of Leases and Rents, Security Agreements and Financing Statements A and B dated as of June 29, 1983 by Chicago and North Western Transportation Company and Midwestern Railroad Properties, Incorporated, to Continental Illinois National Bank and Trust Company of Chicago and The First National Bank of Chicago, as Co-Agents, be automatically released from the lien of the Consolidated Mortgage, dated as of January 15, 1984, as supplemented and amended, by Chicago and North Western Transportation Company to American National Bank and Trust Company of Chicago, as Trustee, pursuant to Article Nine, Section 14 thereof.

DATED this 15th day of August, 1989.

Signed, Sealed and Delivered in Presence of:

Marthalia Foster

Penny Mackey

CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY

By Richard B. Taylor
RICHARD B. TAYLOR
Assistant Vice President

Attest Lisa M. Farrell
LISA M. FARRELL, Asst. Secretary

399663

RECORDS VOL 107 PAGE 115

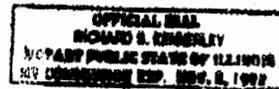
STATE OF ILLINOIS)
COUNTY OF COOK } SS

I, RICHARD S. KENNERLEY, a Notary Public duly commissioned and qualified in and for the County and State aforesaid, DO HEREBY CERTIFY that RICHARD B. TAYLOR and LISA M. PANELLI, to me personally known and known to me to be, respectively, Assistant Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, and the identical persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Assistant Vice President and Assistant Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 15th day of August, 1989.

[Handwritten Signature]
Notary Public, in and for the County of Cook, In the State of Illinois
RICHARD S. KENNERLEY

My Commission Expires: November 8, 1992

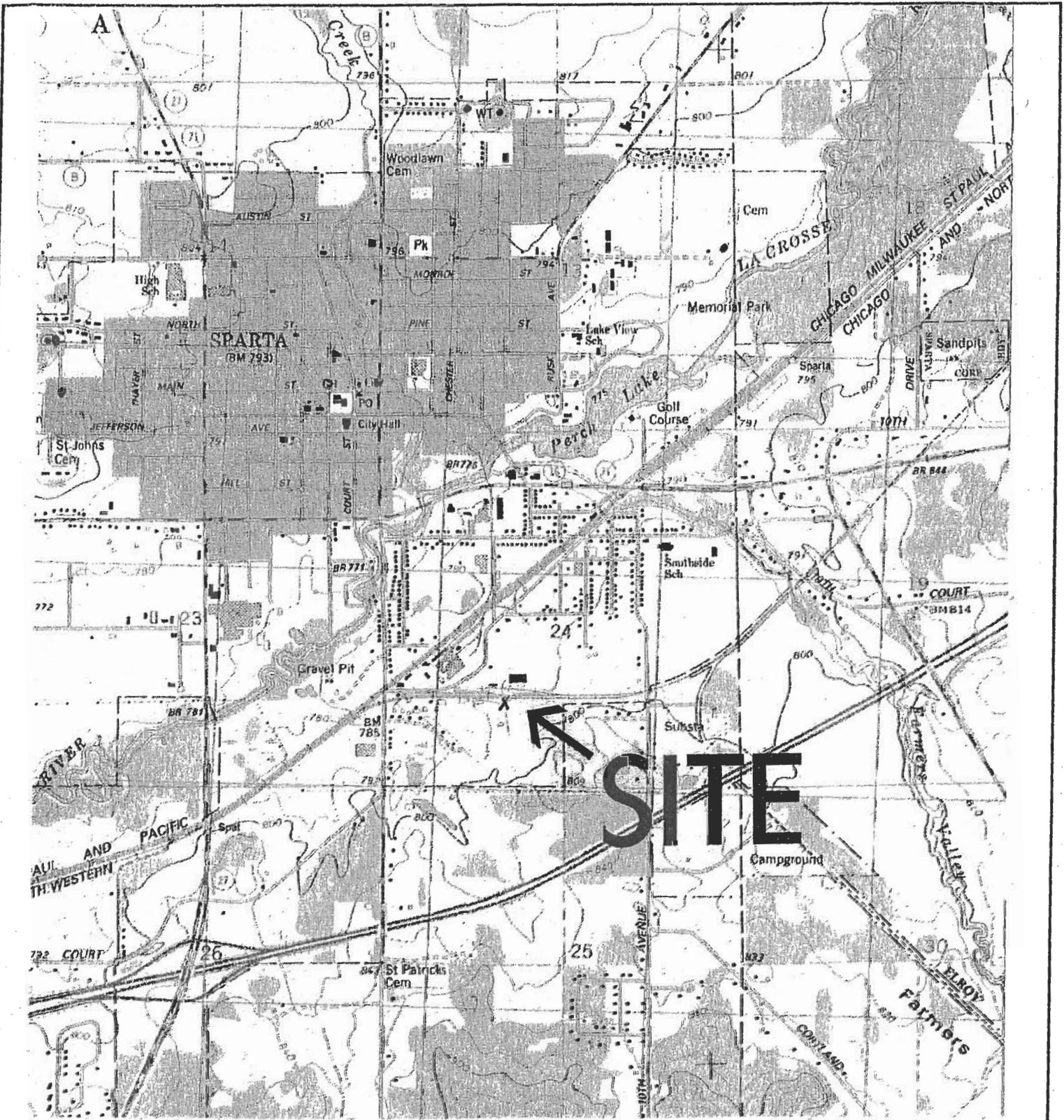


REGISTER'S OFFICE
County of Monroe, Wis.
Received for record this 15
day of Sept A.D., 19 89
at 9:25 o'clock A.M.
[Signature] Registers
100 N. Mo Co Abert

TRANSFER
\$ 94.50
FEE

This instrument was prepared by Chicago and North Western Transportation Company, 165 North Canal Street, Chicago, Illinois 60606.

L-103-2



SCALE: 1:24000

MAP TAKEN FROM:
USGS SPARTA 15' QUADRANGLE (1983)

LOCMAP

FIGURE 1
LOCATION MAP
SPARTA COOP SERVICES
FERTILIZER PLANT
SPARTA, WISCONSIN

PROJECT NO.

05C534

PREPARED BY

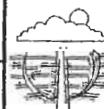
KLH

DATE

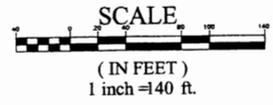
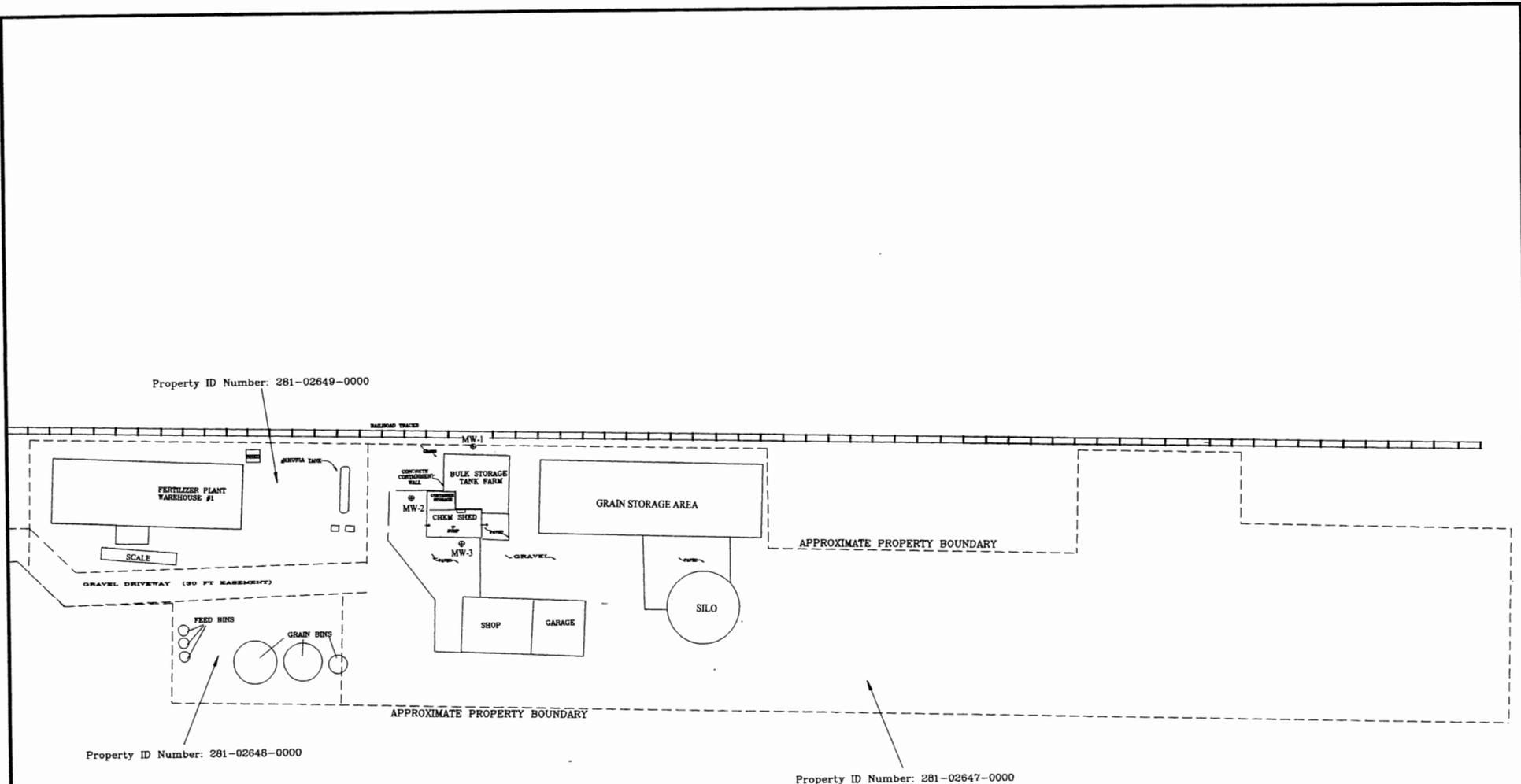
12/9/04

REVIEWED BY

KAS



Meridian Alliance
Group, LLC



LEGEND

⊕ = Monitoring well

FIGURE 2 FACILITY MAP SPARTA COOP SERVICES FERTILIZER PLANT SPARTA, WISCONSIN		
PROJECT NO. 05C534	PREPARED BY KLH	 Meridian Alliance Group, LLC
DATE 7/13/05	REVIEWED BY KAS	

Table 3: Groundwater Analytical Results
Sparta Coop Services Fertilizer Plant
Sparta, Wisconsin
Meridian Alliance Group No. 05C534

Chemical Name	units	GP-1	GP-2	GP-3	GP-4	MW-1		MW-2		MW-3		ES	PAL
		12/16/03	12/16/03	12/16/03	12/16/03	8/9/04	11/10/04	8/9/04	11/10/04	8/9/04	11/10/04		
Acetochlor	ug/l	ND	2.8	(.28)	ND	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NS	NS
Atrazine	ug/l	0.78	43	6.9	1.4	1.44	0.81	0.134	0.128	0.566	0.652	sub	sub
Desethylatrazine	ug/l	.035	2.7	0.4	0.24	0.948	0.778	<0.15	<0.15	0.468	0.634	sub	sub
Desisopropylatrazine	ug/l	ND	0.95	0.6	ND	<0.2	0.304	<0.02	<0.1	<0.2	0.214	sub	sub
total Atrazine	ug/l	1.13	46.65	7.9	1.64	2.39	1.892	0.134	0.128	1.034	1.5	3	0.3
Alachlor	ug/l	ND	27	4.3	1.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	2	0.2
Butylate	ug/l	ND	ND	ND	(.084)	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	67	6.7
Chloropyrifos	ug/l	ND	0.23	(.11)	ND	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NS	NS
Cyanazine	ug/l	ND	0.72	ND	ND	<0.15	<0.1	<0.15	<0.1	<0.15	0.142	1	0.1
Dimethenamid	ug/l	3.5	18	1	0.53	<0.2	<0.2	1.9	3.22	<0.2	<0.2	NS	NS
EPTC	ug/l	ND	0.2	8	ND	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	250	50
Metolachlor	ug/l	1	150	(.13)	6.5	<0.1	<0.1	<0.1	<0.1	0.252	0.392	15	1.5
Metribuzin	ug/l	ND	ND	ND	ND	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	250	50
Pendimethalin	ug/l	ND	0.31	ND	ND	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	NS	NS
Prometon	ug/l	ND	ND	ND	ND	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	90	18
Propazine	ug/l	ND	0.73	(.13)	ND	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NS	NS
Simazine	ug/l	ND	0.44	(.17)	(.17)	<0.07	<0.07	<0.07	<0.07	<0.7	0.072	4	0.4
Trifluralin	ug/l	ND	ND	ND	ND	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	7.5	0.75
Ammonia as N	mg/l	2.3	5.1	2.2	7.6	<0.04	<0.4	<0.04	<0.04	1.89	<0.04	NS	NS
N02+N03 as N	mg/l	1.2	16	8.1	48	10	7.4	71.8	37.5	43.7	47.2	10	2

Note:

ug/l = micrograms per kilogram
mg/l = milligrams per kilogram
ND = no detection
(1.5) = values in brackets represent results greater than limit of detection but less than limit of quantitation

bold = ES exceedance
ES = NR140 Enforcement Standard
PAL = NR140 Preventive Action Limit
NS = no standard currently exists



RAILROAD TRACKS

MW-3

APPROXIMATE PROPERTY BOUNDARY

GRASS

AMMONIA TANK

CONCRETE CONTAINMENT WALL

BULK STORAGE TANK FARM

GP-4

GRAIN AND CORN STORAGE AREA (IN SILOS)

MW-2

CONTAINER STORAGE

CHEM SHED

PAVED

GP-3

SUMP

GP-2

GP-1

MW-1

EXTENT OF PESTICIDE NR 140 ES EXCEEDANCES (INCLUDES ATRAZINE, ALACHLOR, & METOLACHOR)

PAVED

GRAVEL

GRAVEL

LEGEND



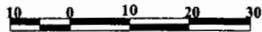
MONITORING WELL

MW-2



GEOPROBE BORING

GP-1

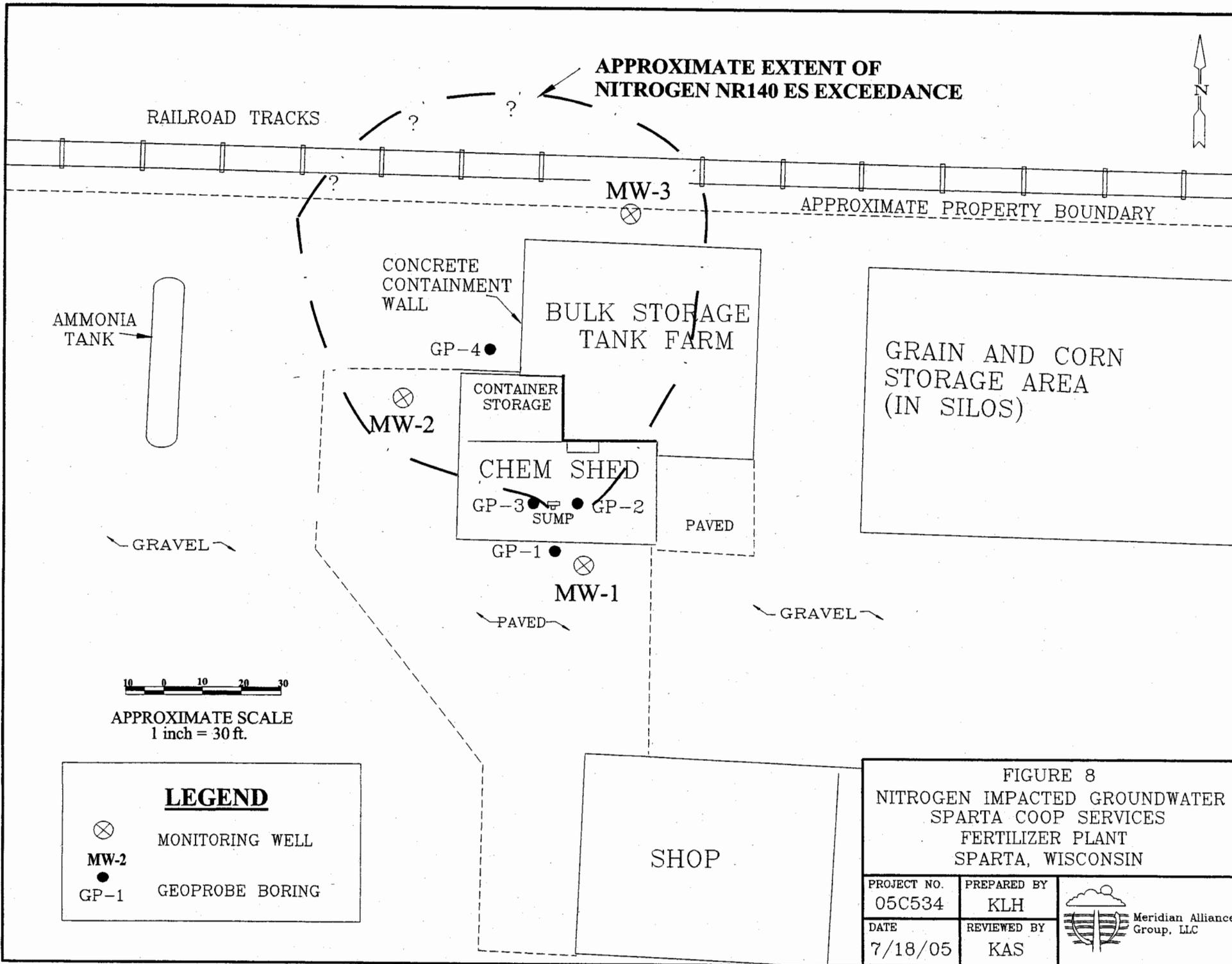


APPROXIMATE SCALE
1 inch = 30 ft.

SHOP

FIGURE 7
AG CHEMICAL IMPACTED GROUNDWATER
SPARTA COOP SERVICES
FERTILIZER PLANT
SPARTA, WISCONSIN

PROJECT NO. 05C534	PREPARED BY KLH	 Meridian Alliance Group, LLC
DATE 1/17/05	REVIEWED BY KAS	



APPROXIMATE EXTENT OF NITROGEN NR140 ES EXCEEDANCE

RAILROAD TRACKS



APPROXIMATE PROPERTY BOUNDARY

AMMONIA TANK

CONCRETE CONTAINMENT WALL

BULK STORAGE TANK FARM

GRAIN AND CORN STORAGE AREA (IN SILOS)

GP-4 ●

CONTAINER STORAGE

MW-2 ⊗

CHEM SHED

GP-3 ● SUMP GP-2 ●

PAVED

GRAVEL

GP-1 ●

MW-1 ⊗

PAVED

GRAVEL

10 0 10 20 30

APPROXIMATE SCALE
1 inch = 30 ft.

LEGEND

- ⊗ MONITORING WELL
- MW-2
- GEOPROBE BORING
- GP-1

SHOP

FIGURE 8
NITROGEN IMPACTED GROUNDWATER
SPARTA COOP SERVICES
FERTILIZER PLANT
SPARTA, WISCONSIN

PROJECT NO. 05C534	PREPARED BY KLH	 Meridian Alliance Group, LLC
DATE 7/18/05	REVIEWED BY KAS	

RAILROAD TRACKS

MW-3

APPROXIMATE PROPERTY BOUNDARY

(662.40)

GRASS

CONCRETE
CONTAINMENT
WALL

662.50

AMMONIA
TANK

GRAIN AND CORN
STORAGE AREA
(IN SILOS)

(662.52)

MW-2

662.60

662.70

PAVED

GRAVEL

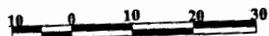
662.80

(662.83)

MW-1

GRAVEL

PAVED



APPROXIMATE SCALE
1 inch = 30 ft.

LEGEND



MONITORING WELL

MW-2

(662.40)

GROUNDWATER ELEVATIONS

SHOP

FIGURE 5
11/10/04 GROUNDWATER FLOW MAP
SPARTA COOP SERVICES
FERTILIZER PLANT
SPARTA, WISCONSIN

PROJECT NO.
05C534

PREPARED BY
KLH

DATE
12/9/04

REVIEWED BY
KAS

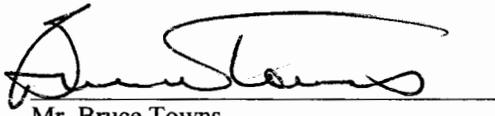


Meridian Alliance
Group, LLC

GIS REGISTRY LEGAL DESCRIPTION STATEMENT

Sparta Coop Services Agronomy Facility
1205 – 60 South Water Street (a.k.a. Hemstock Rd.)
Sparta, Wisconsin
DATCP Case #03416041101
BRRTS # 02-42-543072

I, Bruce Towns, acting on behalf of Sparta Coop Services, assert that to the best of my knowledge, the legal descriptions of the property located at 1205 – 60 South Water Street, Sparta Wisconsin, as described in the attached deed documents, are complete and accurate.



Mr. Bruce Towns
Sparta Coop Services

7-26-05
Date:



Meridian Alliance Group, LLC

July 31, 2005

Ms. Lenore Schroeder
Wildcat Mountain State Park
P.O. Box 99
Ontario, Wisconsin

Subject: Notification of Groundwater Contamination beneath the Lacrosse River State Trail
DATCP Case Number: 03416041101, BRRTS# 02-42-543072

Dear Ms. Schroeder:

Meridian Alliance Group, LLC (Meridian) has been retained by Sparta Cooperative as their environmental consultant for the Sparta Coop Services Fertilizer Plant located at their agronomy facility located at 1205-60 S Water Street in Sparta, Wisconsin (DATCP Case Number: 03416041101, BRRTS# 02-42-543072).

A groundwater investigation has been completed at the Sparta Coop Services Agronomy Facility located at 1205-60 S. Water Street in Sparta, Wisconsin. The results of this investigation indicated nitrogen contamination is present in the groundwater beneath Sparta Coop property. In addition, it is likely that this nitrogen groundwater contamination, originating on the Sparta Cooperative property, has migrated onto the adjacent LaCrosse River State Trail Property owned by the Wisconsin Department of Natural Resources and operated by Wildcat Mountain State Park. The levels of nitrogen contamination in the groundwater collected from a well (MW-3) located within several feet of LaCrosse River State Trail are above state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code.

For your reference a site map is attached.

Sparta Coop Services is requesting that the Department of Agriculture Trade and Consumer Protection grant case closure for the Sparta Coop Agronomy Facility site. Closure means that the Department will not be requiring any further investigation or cleanup to be taken.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent property owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of Section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for dealing with Properties Affected by Off-Site Contamination.

The Department of Agriculture, Trade and Consumer Protection will not finalize their review of Sparta Coop's closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have indicating that closure should not be granted for this site. If you would like to submit any information to the Department of Agriculture, Trade, and Consumer Protection that is relevant to this closure request, you should mail that information to:

Mr. Stan Senger
Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)
2811 Agriculture Drive
PO Box 8911
Madison, WI 53708-8911

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site.

Please review the enclosed legal description of your property and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on Sparta Coops' closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact:

Mr. Stan Senger
Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)
2811 Agriculture Drive
PO Box 8911
Madison, WI 53708-8911

Sincerely,
MERIDIAN ALLIANCE GROUP, LLC

Kristen Hanson

Kristen Hanson
Hydrogeologist

Enclosure: Site Map
 Legal Description

c: Mr. Stan Senger, DATCP
 Mr. Bruce Town, Sparta Coop Services
 Mr. Dave Pericak, WDNR