



February 19, 2004

Don Gilles
Tomorrow Valley Coop Services
961 Depot St
Manawa, WI 54949

RE: **Final Closure**

Commerce # 54467-2615-51-C **WDNR BRRTS # 02-50-260824**
Tomorrow Valley Coop, 3351 Tommys Turnpike Rd, Plover

Dear Mr. Gilles:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case 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 contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

During the groundwater sampling event conducted on December 20, 2001, the preventive action limit (PAL) for Naphthalene was exceeded at geoprobe GP-B-1, at 17 parts per billion. Commerce is issuing a PAL exemption, per NR 140.28(2), Wis. Adm. Code, for Naphthalene at the referenced property.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

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 (715) 342-3802.

Sincerely,

A handwritten signature in black ink that reads 'Dee Zoellner'. The signature is written in a cursive style with a large, looped 'Z'.

Dee Zoellner
Hydrogeologist
Site Review Section

cc: Ryan Johnson, Alpha Terra Science Inc
Case File

DOCUMENT NO.

310491

BY THIS DEED, Clarence L. Wanta and Rosella M. Wanta, husband and wife

Grantor conveys and warrants to Portage County Farmers Union Co-op, (a Wisconsin corporation), located at Portage County, Wisconsin

Grantee

for a valuable consideration

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

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

VOL 351 PAGE 155 PORTAGE COUNTY, WIS.

Received for Record this 18 day of Sept. A. D. 19 75 at 3:45 o'clock P. M. and Recorded in Vol 351 of Rec. on page 155

Theresa Jazdzewski Register of Deeds Deputy

Pd. \$2.00

RETURN TO Carlton Ruckard 1532 Plover St. Stevens Pt., Wis. 54481

Tax Key # This is not homestead property.

A part of Government Lot 3, and a part of the North East Quarter of the North East Quarter of Section 16, in Township 23 North, Range 8 East, described as follows, to-wit:

The West 140 feet of the following described parcel to-wit: Commencing at the North West Corner of a tract of land conveyed to George Shopinski and wife by deed recorded in Volume 212 of Deeds on page 170 of Portage County Registry Records; thence South a distance of 300 feet; thence South 88° 50' West to the South East Corner of that parcel of land as conveyed to Portage County Farmers Union Coop by Warranty Deed recorded in Volume 214 of Deeds on Page 493 of Portage County, Wisconsin, Registry Records; thence Northerly along the East line of said lands conveyed to the Portage County Farmers Union Coop to the North East corner thereof, running thence Easterly along the Southerly line of the Paper Mill Road to the point of beginning.

Exception to warranties:

TRANSFER

\$44.40 FFF

Executed at Stevens Point, Wisconsin this 18 day of September, 19 75.

SIGNED AND SEALED IN PRESENCE OF

Clarence L. Wanta (SEAL) Clarence L. Wanta Rosella M. Wanta (SEAL) Rosella M. Wanta (SEAL) (SEAL) (SEAL)

Signatures of Clarence L. Wanta and Rosella M. Wanta, husband and wife

authenticated this 18 day of September, 19 75.

Norman L. Wanta

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

Norman L. Wanta, Attorney

Notary Public County, Wis.

The use of witnesses is optional.

My Commission (Expires) (Is)

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

H.C. Miller Company

Coded _____
 Posted PK
 New (2) Basic _____
 Note (1)
 Map _____ Ck ALJ-JH
 Computer PK JUL 01 99

V-flaver
Office Copy

560623

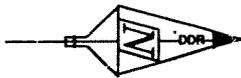
CSM #7147-26-77

CERTIFIED SURVEY MAP NO.

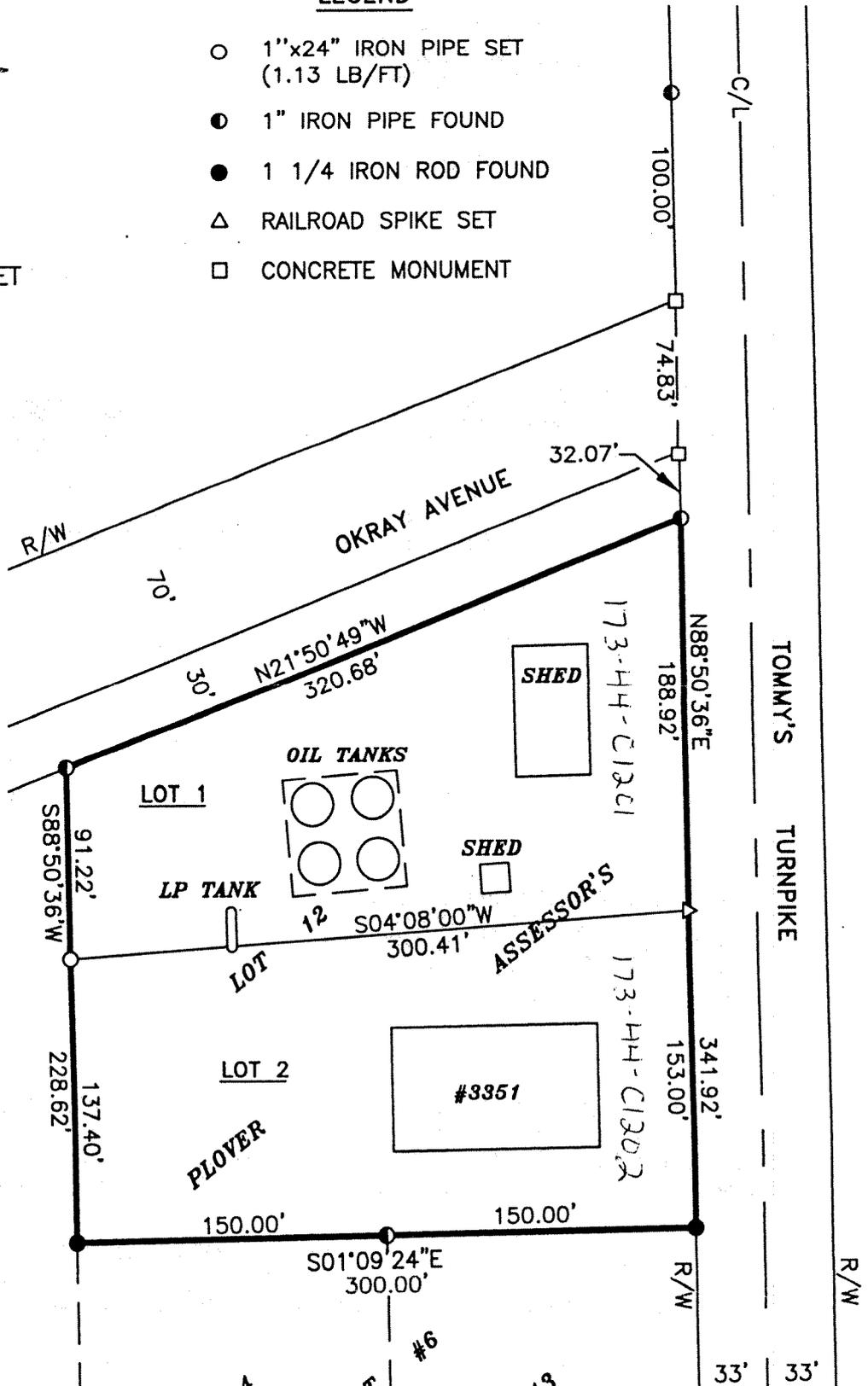
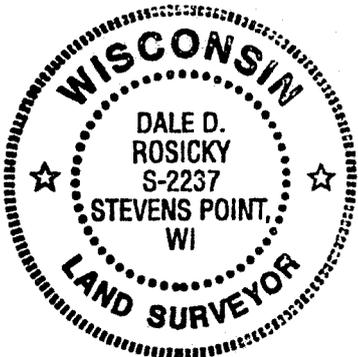
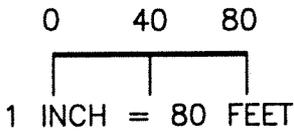
BEING ALL OF LOT 12 OF PLOVER'S ASSESSOR'S PLAT #6 LOCATED IN PART OF GOVERNMENT LOT 3, SECTION 16, TOWN 23 NORTH, RANGE 8 EAST, VILLAGE OF PLOVER, PORTAGE COUNTY, WISCONSIN

LEGEND

- 1"x24" IRON PIPE SET (1.13 LB/FT)
- 1" IRON PIPE FOUND
- 1 1/4" IRON ROD FOUND
- △ RAILROAD SPIKE SET
- CONCRETE MONUMENT



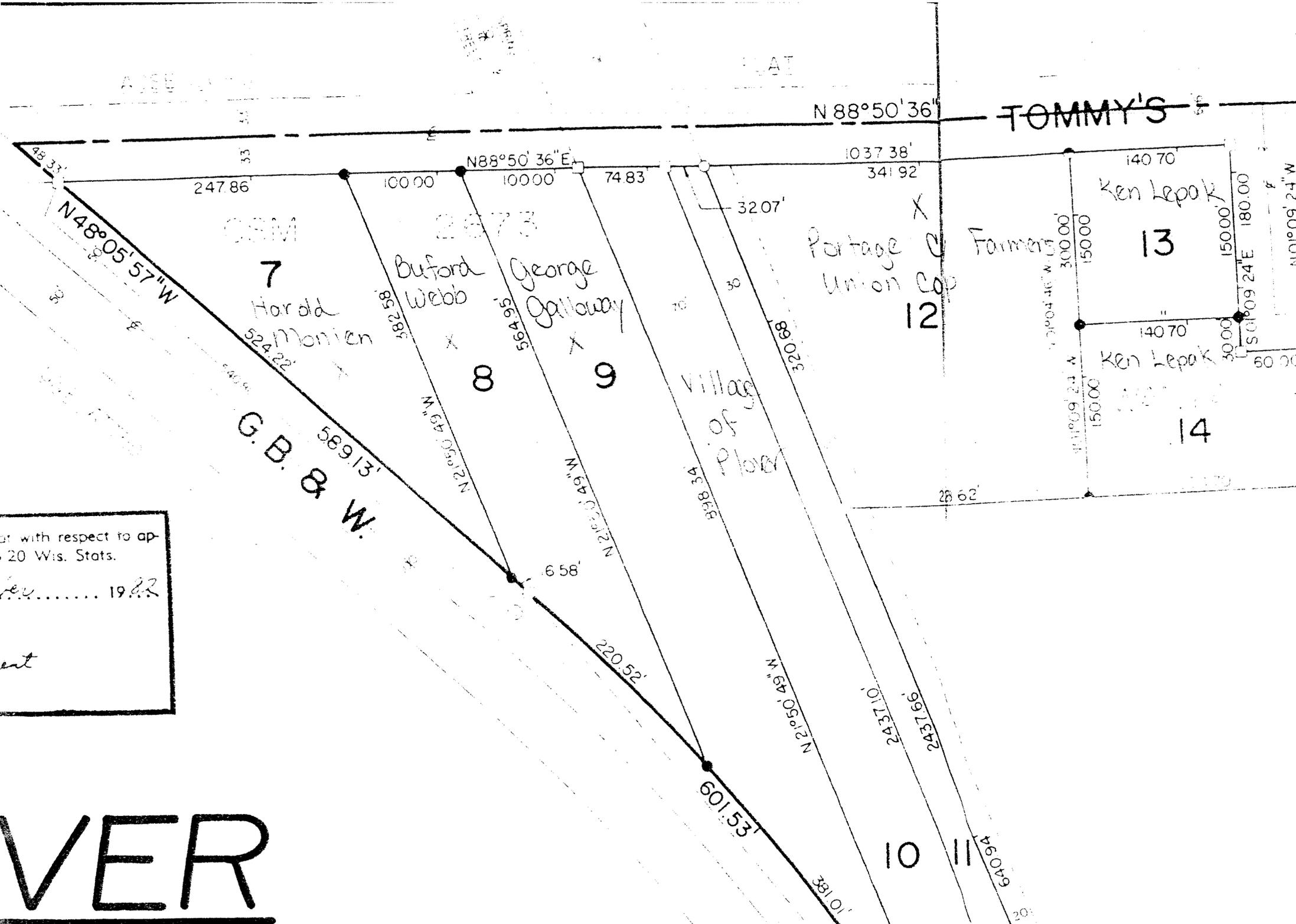
SCALE



LOT 1
 0.96 ACRES
 42,021 SQ. FT.

LOT 2
 1.00 ACRES
 43,560 SQ. FT.

TOTAL AREA
 1.96 ACRES



at with respect to ap-
 20 Wis. Stats.
 Rev. 1922
 ent

VER

TREAS, VILLAGE OF PLOVER
 PO BOX 37
 PLOVER WI 54467

STATE OF WISCONSIN - PORTAGE COUNTY
 REAL ESTATE TAX BILL FOR 2003
 Stephanie A. Stokes, County Treasurer

BILL NO. 1730907
 Correspondence should refer to parcel number.
PARCEL # 173-44-C1201

Assd Value Land	Assd Value Imp	Tot Assd Value	Ave Assmt Ratio	Est Fair Mkt Lnd	Est Fair Mkt Imp	Tot Est Fair Mkt	<input type="checkbox"/> A star in this box means unpaid prior year taxes.
20,000	49,100	69,100	85.17 %	23,482	57,649	81,132	
		2002	2003	2002	2003	% Tax Change	Net Property Tax \$1725.02
<u>Taxing Jurisdiction</u>		Est State Aids Allocated Tax Dist	Est State Aids Allocated Tax Dist	Net Tax	Net Tax		
STATE OF WI				15.87	16.23	2.2 %	
PORTAGE COUNTY		777,189	726,261	423.22	432.79	2.2 %	
VILLAGE OF PLOVER		1,240,581	1,222,631	545.63	544.65	-1 %	
STEVENS POINT AREA		8,973,387	8,998,255	640.66	598.94	-6.5 %	
MID-STATE		289,957	298,029	130.05	132.41	1.8 %	
Total		11,281,114	11,245,176	1,755.43	1,725.02	-1.7 %	TOTAL DUE FOR FULL PAYMENT
		Lottery & Gaming Credit					\$1,725.02
		Net Property Tax		1,755.43	1,725.02	-1.7 %	PAY BY JANUARY 31, 2004
School taxes reduced by school levy tax credit 94.14		IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description. LOT 1 CSM# 7147-26-77 BEING PART LOT 12 ASSR PLAT #6 .96A 214/493;351/155;F/43; CSM 26/77;585693-LSE 611778-NOTICE				Net Assessed Value Rate (Does NOT reflect lottery & gaming credit) 24.964072	

PORTAGE COUNTY
 FARMERS UNION CO-OP
 961 DEPOT ST
 MANIWA WI
 54949-0000

**RETAIN THIS PORTION
 AS YOUR COPY**

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty (See reverse)
 PAY 1ST INSTALLMENT \$862.51
 BY JANUARY 31, 2004
 PAY 2ND INSTALLMENT \$862.51
 BY JULY 31, 2004

C6

200 0 200 400 Feet

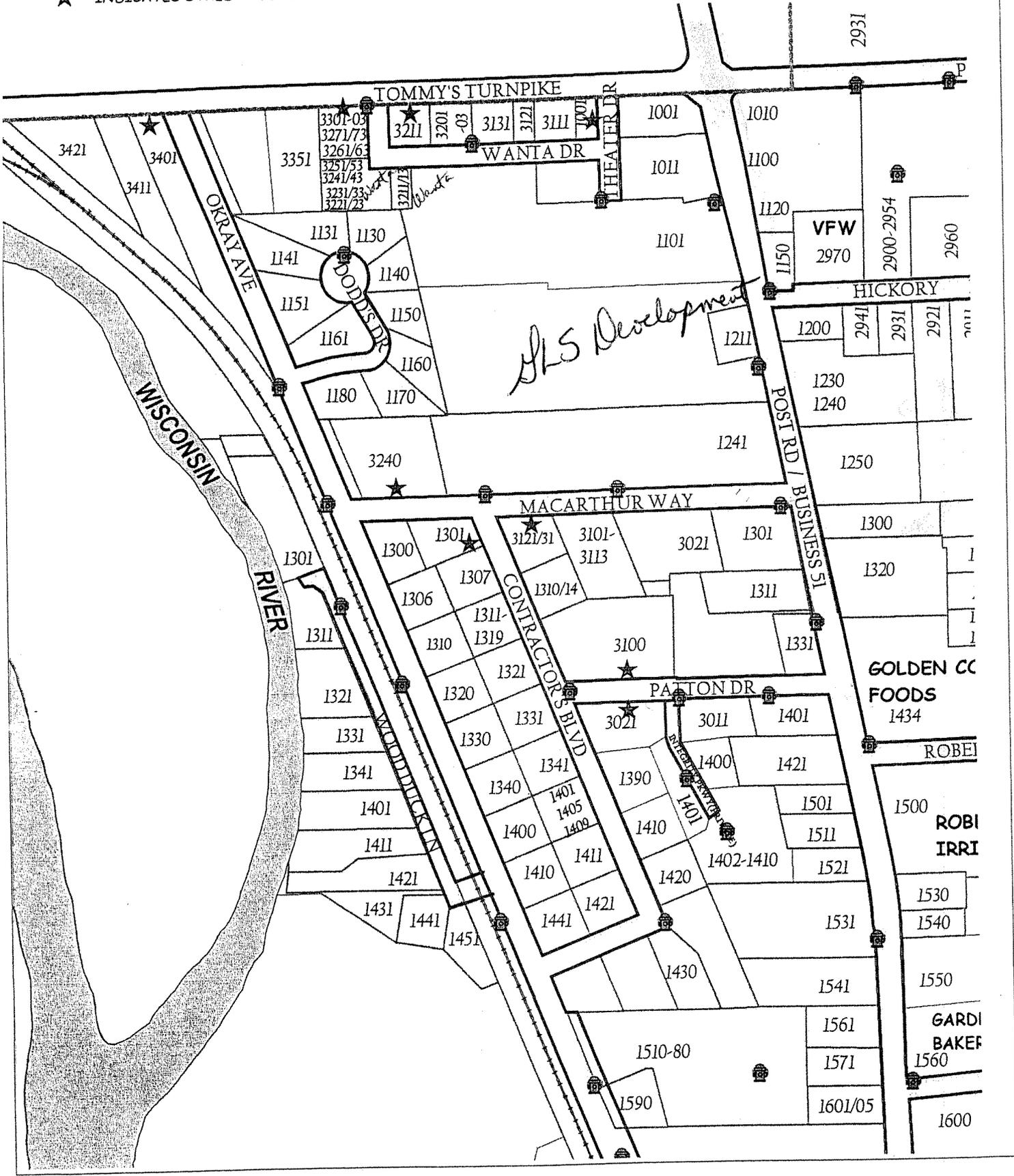


revised date: 10/09/01



C6

★ INDICATES STREET ADDRESS



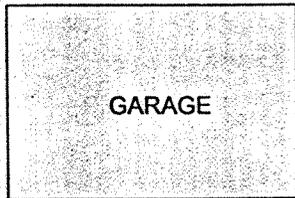
WARD 2

TOMMY'S TURNPIKE ROAD

OKRAY ROAD



DISPENSER ISLAND AND USTS



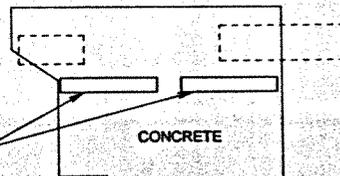
GARAGE

DISPENSER ISLAND

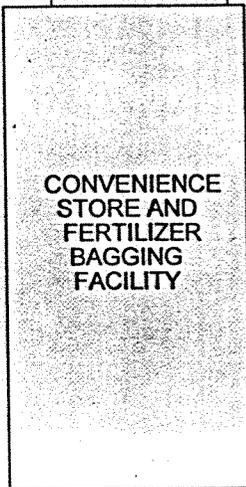
GRAVEL



LP CYLINDER DOCK



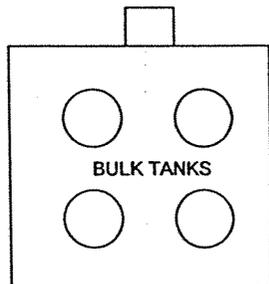
CONCRETE



CONVENIENCE STORE AND FERTILIZER BAGGING FACILITY

GRAVEL

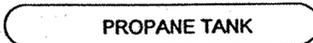
FUEL LOADING RACK



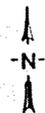
BULK TANKS

EARTHEN DIKE

GRAVEL



PROPANE TANK



LEGEND

--- PROPERTY LINE

----- UNDERGROUND STORAGE TANK

0 10 20 40
SCALE: 1 INCH = 40 FEET

TOMORROW VALLEY COOP - PLOVER FACILITY

SITE PLAN			
REV	DATE	DESCRIPTION	APPVD

ALPHA TERRA
SCIENCE

DATE: 1/30/97 File #: ...tvc97011...site-pln

APPROVED: *WCD* FIGURE 2

TABLE 1
PRE-REMEDIAL ACTION - SOIL CHEMISTRY SUMMARY DATA TABLE
Tomorrow Valley Coop - Former Plover Bulk Plant

Units are µg/kg unless otherwise indicated.

Boring & Sample	Sample Date	Depth (Feet bgs)	PID (ppm eq)	GRO (mg/kg)	DRO (mg/kg)	Benzene	Ethylbenzene	Toluene	Xylene (total)	1,2,4-TMB	1,3,5-TMB	MtBE	Naphthalene
HB-1-7'	10/16/00	7'	--	40.1	2,670	<25	28.3	<25	123.9	223	169	<25	--
HB-2-5'	12/05/01	0.5'	--	1,700	4,700	<4500	<4200	<4500	12,000 J	13,000 J	18,000	<3800	48,000
HB-2-3.5'	12/05/01	3.5'	--	72	890	<230	<210	<220	<640	<230	<210	<190	6,800
HB-2-8'	12/05/01	8'	--	1.6	31	<23	<21	<22	<64	<23	<21	<19	200
HB-3-2'	12/05/01	2'	--	2.5	88	<23	<21	<22	<64	<23	<21	<19	<23
HB-4-1'	12/05/01	1'	--	120	4,400	<450	<420	<450	<1270	<450	<420	<380	11,000
HB-4-3'	12/05/01	3'	--	340 J	5,500	<2300	<2100	<2200	<6400	<2300	<2100	<1900	23,000
HB-5-1'	12/05/01	1'	--	2	9.1	<23	<21	551 J	63 J	120	130	<19	<23
HB-6-1'	12/05/01	1'	--	3.3	10	<23	<21	59 J	84 J	140	130	<19	<23
HB-7-1'	12/05/01	1'	--	1.7	150	<23	<21	<22	<64	<23	<21	<19	<23
HB-8-2'	12/05/01	2'	--	260	2,700	<23	<21	<22	<64	<23	<21	<19	42,000
GP-B-1-2'	12/20/01	2'	--	1600	25,000	<2300	<2100	<2200	8,500	9,800	11,000	<1900	72,000
GP-B-1-8'	12/20/01	8'	--	140	5,400	<450	<420	<450	<1270	<450	<420	<380	16,000
GP-B-1-12'	12/20/01	12'	--	<0.99	5.4 J	<23	<21	<22	<64	<23	<21	<19	<23
GP-B-2-2'	12/20/01	2'	--	<0.99	3.6 J	<23	<21	<22	<64	<23	<21	<19	<23
GP-B-3-1.5'	12/20/01	1.5'	--	1.2 J	44	<23	<21	<22	<64	<23	<21	<19	<23
GP-B-3-4'	12/20/01	4'	--	5.2	<2.2	<23	<21	<22	<64	<23	<21	<19	490
NR 720.09 RCLs				100	100	5.5	2,900	1,500	4,100	-	-	-	-
NR 746.06 Table 1 (free product indicator)				-	-	8,500	4,600	38,000	42,000	83,000	11,000	-	2,700
NR 746.06 Table 2 (direct contact standard)				-	-	1,100	-	-	-	-	-	-	-

NOTES:
 feet bgs = feet below ground surface
 ppm eq = part per million equivalent
BOLD = Concentration above NR746.06 Table 1
 GRO = gasoline-range organics
 DRO = diesel-range organics
 -- = not analyzed
 J = Result between level of detection and level of quantitation

TABLE 3
POST REMEDIAL ACTION - SOIL CHEMISTRY SUMMARY DATA TABLE
Tomorrow Valley Cooperative - Plover Bulk Plant

SAMPLES TAKEN FROM THE REMEDIAL EXCAVATION ON JULY 15, 2003

Boring & Sample	Sample Date	Depth (Feet bgs)	PID (ppm eq)	GRO (mg/kg)	DRO(mg/kg)	Benzene	Ethylbenzene	Toluene	Xylene (total)	1,2,4-TMB	1,3,5-TMB	MtBE	Naphthalene
1-Floor	07/15/03	10'	0.4	< 36	10	< 36	< 36	< 36	< 50	< 36	< 36	< 36	< 36
2-NE Wall	07/15/03	2'	0.0	< 6.2	--	< 31	< 31	< 31	< 44	< 31	< 31	< 44	< 31
4- West Wall	07/15/03	2'	0.0	< 6.2	< 5.2	< 31	< 31	< 31	< 31	< 31	< 31	< 31	< 31
5-East Wall	07/15/03	2'	0.0	< 7.2	< 6.0	< 36	< 36	< 36	< 51	< 36	< 36	< 36	< 36
6-South Wall	07/15/03	2'	0.0	< 7.6	96	< 38	< 38	< 38	< 53	< 38	< 38	< 38	< 38
7-North Wall	07/15/03	2'	0.0	< 6.2	< 5.2	< 31	< 31	< 31	< 43	< 31	< 31	< 31	< 31
8-Floor	07/15/03	6'	0.0	< 6.8	124	< 35	< 35	< 35	< 47	< 35	< 35	< 35	< 35
9-South Dig, North Wall	07/15/03	2'	0.0	< 37	135	< 37	< 37	< 37	< 51	< 37	< 37	< 37	< 37
10-South Dig, South Wall	07/15/03	2'	0.0	< 6.4	--	< 32	< 32	< 32	< 45	< 32	< 32	< 32	< 32
14-South Dig, Floor	07/15/03	9.5'	3.1	< 7.0 H	677	< 36	< 36	< 36	< 49	< 36	< 36	< 36	< 36
NR 720.09 RCLs				100	100	5.5	2,900	1,500	4,100	--	--	--	--
NR 746.06 Table 1 (free product indicator)				--		8,500	4,600	38,000	42,000	83,000	11,000	--	2,700
NR 746.06 Table 2 (direct contact standard)				--		1,100	--	--	--	--	--	--	--

NOTES:

BOLD results are above NR 746.06 Table 1 values

677 Outlined results indicate residual petroleum contamination remains in place and it is in exceedance of the NR 720 RCL for DRO

feet bgs = feet below ground surface

ppm eq = part per million equivalent

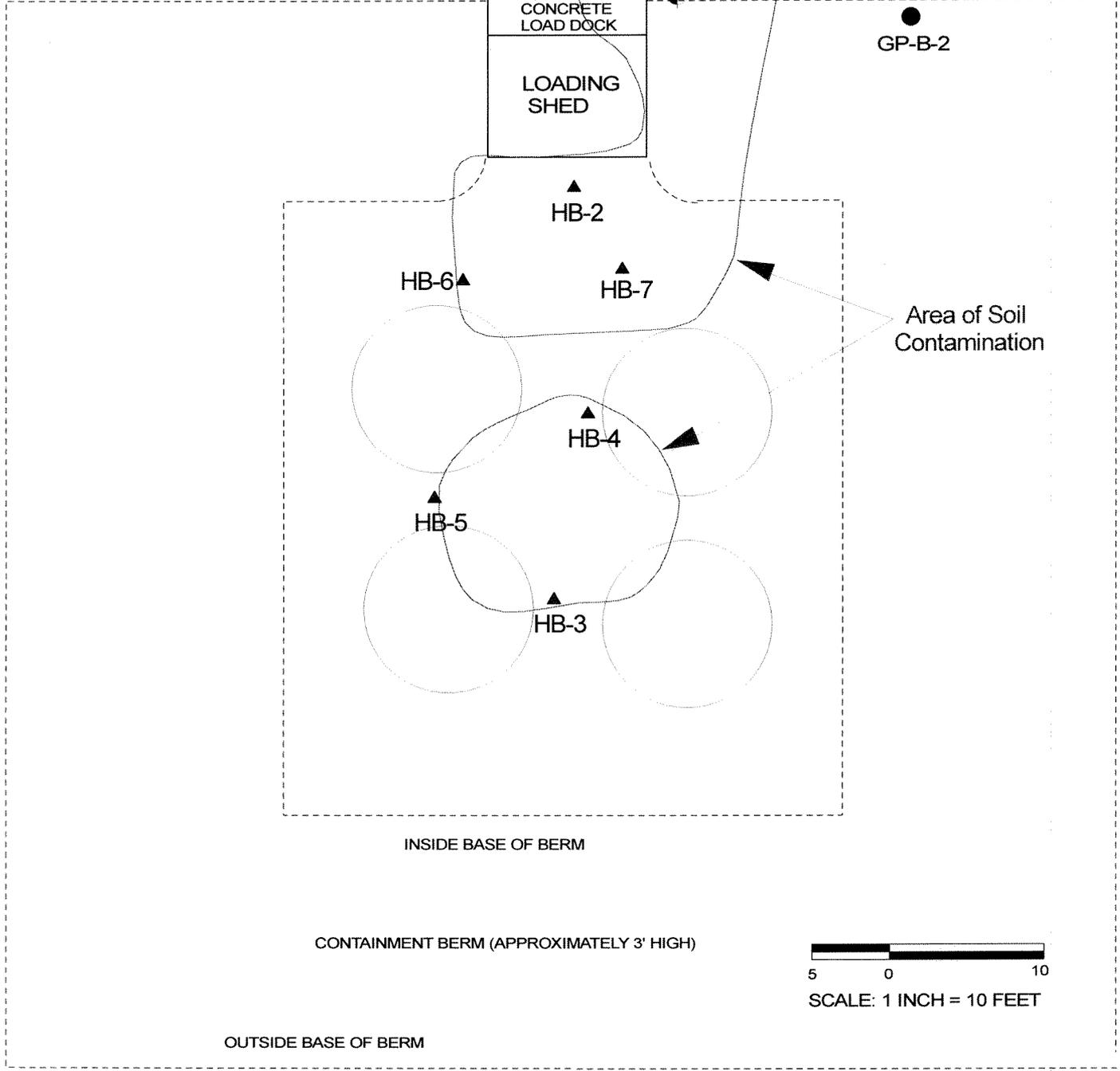
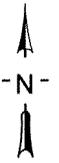
GRO = gasoline-range organics

Data with asterisk indicates sample taken at or below the historic high water table based on monitoring well data.

-- = not analyzed

H = Late eluting hydrocarbons present

Note: The loading dock, the loading shed and the concrete pad underneath the shed were removed during the soil remediation excavation activities.



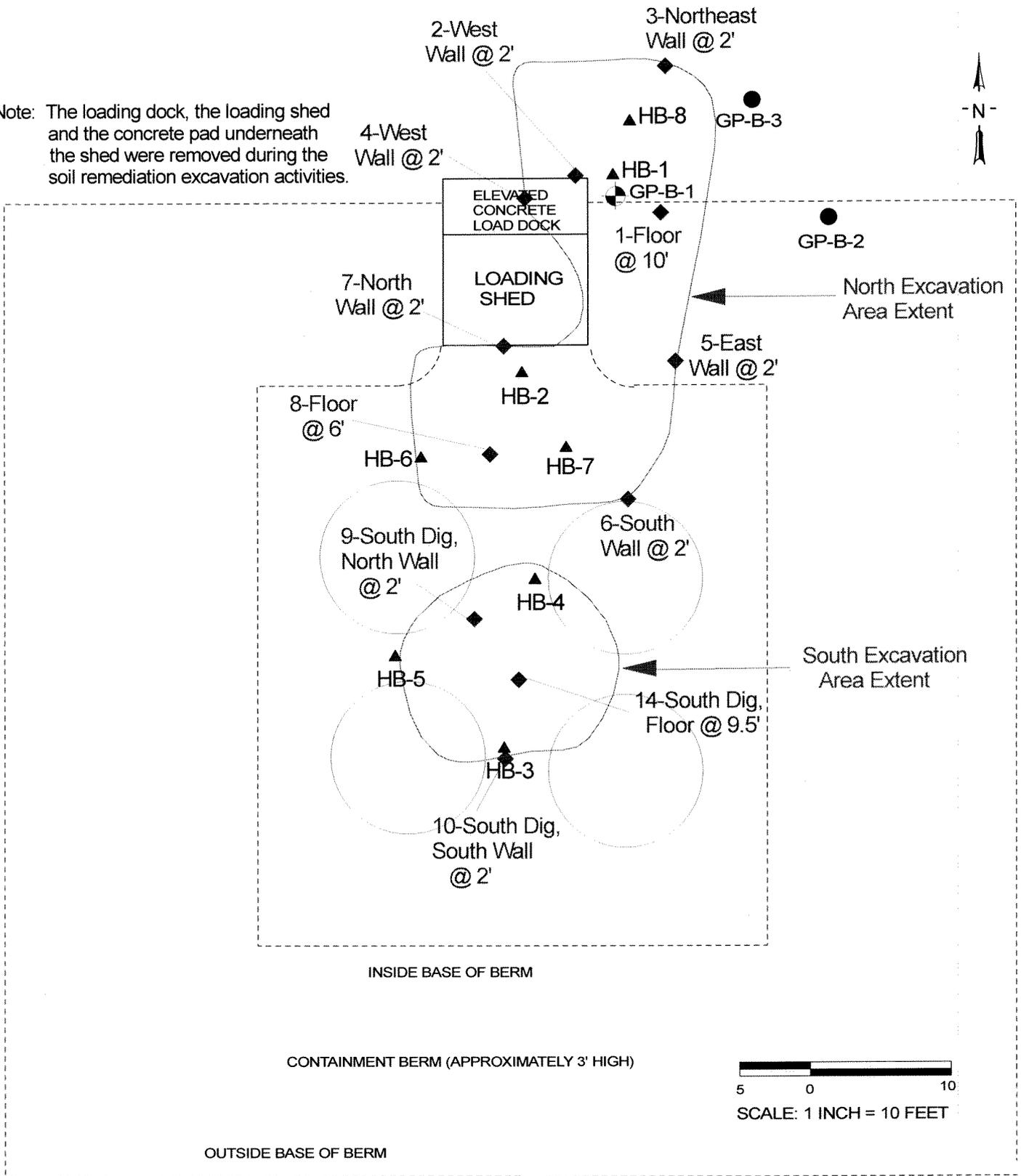
GP-B-4

LEGEND

- ▲ Hand Auger Boring Location
- Geoprobe Boring with Water Sample Collected
- Geoprobe Boring Without Water Sample
- Remedial Soil Sample Location

Tomorrow Valley Coop Former Plover Bulk Plant				 ALPHA TERRA SCIENCE
Area of Soil Contamination				
REV	DATE	DESCRIPTION	APPVD	DATE: 11-20-03
				DWG #: site plan.skf
				Figure 4

Note: The loading dock, the loading shed and the concrete pad underneath the shed were removed during the soil remediation excavation activities.



LEGEND

- ▲ Hand Auger Boring Location
- Geoprobe Boring with Water Sample Collected
- Geoprobe Boring Without Water Sample
- ◆ Remedial Soil Sample Location

● GP-B-4

Tomorrow Valley Coop Former Plover Bulk Plant			
Extents of Remedial Excavation			
REV	DATE	DESCRIPTION	APPVD
DATE: 11-20-03			DWG #: ... site plan.skf
			FIGURE 5

This letter is to inform you that the Tomorrow Valley Cooperative is the property owner of the property located at 3351 Tommy's Turnpike Road, Plover, WI 54467. I have reviewed the property description that is listed on the enclosed copy of the property deed. To the best of my knowledge this property description is listed correctly.

Donald Gilles

Don Gilles
Tomorrow Valley Cooperative

12/18/03

Date