

GIS REGISTRY INFORMATION

SITE NAME: Jay Mar Fertilizer Plant
BRRTS #: 02-50-547307 **FID # (if appropriate):** 750006730
DATCP # (if appropriate): 97405111201
CLOSURE DATE: 1-Aug-07
STREET ADDRESS: 3000 Walnut Dr.
CITY: Plover

SOURCE PROPERTY Locational COORDINATES (meters in WTM91 projection): X= 555903 Y= 442786

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

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

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 any maintenance plan referenced in the final closure letter.
- Copy of (soil or land use) deed notice *if any required as a condition of closure*
- 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)

X
X
NA
X
X
X
X
X
X
X
X
NA
X
NA
X



State of Wisconsin
Jim Doyle, Governor

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

August 1, 2007

Mr. Bill Spees
2130 Jay-Mar Road
P.O. Box 429
Plover, WI 54467-0429

SUBJECT: Final Case Closure with Land Use Conditions
Jay-Mar Fertilizer Plant-Plover. DATCP #97405111201 DNR # 02-50-547307

Dear Mr Spees:

Thank you for submitting the required well abandonment and maintenance agreement documents in support of closure of your fertilizer cleanup case in Plover Wisconsin. 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 contamination remains present at the site. For cases 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.

Residual soil contamination exists under the paved areas shown on the figure in the enclosed Engineered Barrier Maintenance Plan. Pursuant to s. 292.12(2)(a), Wis. Stats., the paved surfaces have been designated as a engineered barrier to contaminant migration for the contaminated soil located beneath it. The soil contains elevated nitrate-nitrite nitrogen and ammonia-ammonium nitrogen in excess of 100-mg/kg total nitrogen (sum of nitrate+nitrite and ammonia+ammonium nitrogen). The paved surfaces must be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and to prevent groundwater contamination that would result in a violation of the groundwater standards in ch. NR 140, Wis. Adm. Code. If soil from beneath the barrier is ever excavated, the property owner must notify DATCP and sample and analyze the soil to determine the remaining

Agriculture generates \$51.5 billion for Wisconsin

residual contaminant levels for the purpose of determining handling, storage, treatment or disposal options, per applicable statutes and rules. Special precautions may need to be taken during excavation activities to prevent any health threat to humans.

The following activities within the contaminated soil areas shown on the attached map are prohibited without prior written approval by the Department of Agriculture, Trade and Consumer Protection: 1) removal of existing asphalt and concrete pavement/barriers; 2) replacement with another barrier or 3) construction or placement of new buildings or other structures that adjoin or cover the contaminated soil.

In addition, 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 request approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. The form can be obtained on-line at <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed below for the GIS Registry.

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 access the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

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 608-224-4516.

Sincerely,



Jeff Ackerman
Hydrogeologist

copy: Amy Haak, Alpha Terra Science (no enc.)
David Hyer, DATCP EES (no enc.)
Beth Norquist, WDNR (w/ Maint. Agreement & GIS registry package)

**Engineered Barrier Maintenance Plan
Jay-Mar, Inc. Fertilizer Plant
Plover, Wisconsin**

Introduction & Background

This document is the Maintenance Plan for a pavement cover at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code.

The site is located with a triangular property bounded on all sides by CN railroad tracks (formerly owned by Wisconsin Central Ltd.). The contamination is limited to the part of the site located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 23 North, Range 8 East, in the Village of Plover, Portage County, although the parcel extends west of the contaminated area into the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22.

Removing all soil impacted with nitrogen fertilizer is/was not economically viable or practicable at the Jay-Mar, Inc. Fertilizer Plant in Plover, Wisconsin. Therefore, an engineered barrier was installed to reduce infiltration of water through residually contaminated soils that remain above the soil cleanup goal of 100 ppm total nitrogen. This barrier provides additional controls to limit continued impacts to groundwater from residual soil contamination.

Geologic factors considered in the design of the an engineered cap include the following:

- Site soils (surface to the groundwater) are very permeable, having permeabilities estimated to range from 10^{-1} to 10^{-3} cm/sec (saturated soils were measure at 10^{-1} to 10^{-3} cm/sec).
- Soils are composed of a relatively homogenous fine- to medium-grained sand from the surface to the water table.
- Site soils are clean sand and not subject to settling or instability associated with silty or organic soils.

Hydrogeologic factors considered in the design of the an engineered cap include the following:

- Contaminated soils adjacent to structures were not excavated (due to structural limitations) resulting in source areas that will adversely impact groundwater quality unless infiltrating water is reduced.
- Some impacted soils extend to the water table and are expected to continue contributing nitrogen to the groundwater until soil contaminant concentrations are slowly reduced. A barrier will decrease nitrogen loading rates to the groundwater.
- Private water supply wells (potable and/or irrigation) hydraulically downgradient of the site are not currently impacted from the site's contamination; however, this

lack of impact may be partly due to the fact that most of the soil contamination was covered by asphalt or concrete prior to soil remedial excavation. Replacing the barrier will avoid a surge in groundwater contamination that could result from rainwater infiltrating previously capped soil contamination.

- Nitrate in the groundwater is a problem in this part of Portage County. An engineered barrier would reduce the long-term threat of nitrates to groundwater users.

Hydrologic factors considered in the design of the an engineered cap include the following:

- The barrier was sloped to route precipitation from the area and to prevent ponding on and around the barrier.
- Runoff from building roofs was routed from the engineered barrier area.

Site management factors considered in the design of the an engineered cap include the following:

- The site will continue to operate in its current capacity into the foreseeable future. There are no plans to end the business or make any substantive changes.
- Maintenance of an engineered cap will be conducted by Jay-Mar.
- Because removal of all contaminated soil is not an option, the cap would be in place for a considerable period of time. Therefore, the site will be placed on the DNR's soil GIS registry prior to final site closure.

Construction

The engineered barrier was constructed of new asphalt pavement (bituminous cement). The asphalt is four inches thick, a thickness required to handle the heavy equipment and trucks operating on the site. The engineered barrier was placed to protect residually contaminated soils from infiltrating water. The asphalt was laid in 2-inch thick layers. The base course consists of four inches of compacted crushed gravel. The barrier was constructed to shed water and meet with the existing asphalt.

The sizes of the asphalt barriers that are considered part of the engineered cap were based on the areas of residual soil contamination as determined during the remedial action by the mobile laboratory. The barriers extend a distance equal to the depth to the residually contaminated soils; i.e., if the depth to contaminated soils is 15 feet, then the barrier extends 15 feet laterally from that point. In truly homogenous sandy soils infiltrating water will spread laterally a very limited distance and a barrier width of 50% of the depth would be adequate. However, slight variations in soil permeability (stratification) will lead to an increase in the lateral migration of infiltrating water. Therefore, a safety factor of two is

considered reasonable to limit infiltrating water from coming in contact with contaminated soils at the Jay-Mar site.

Maintenance/Management

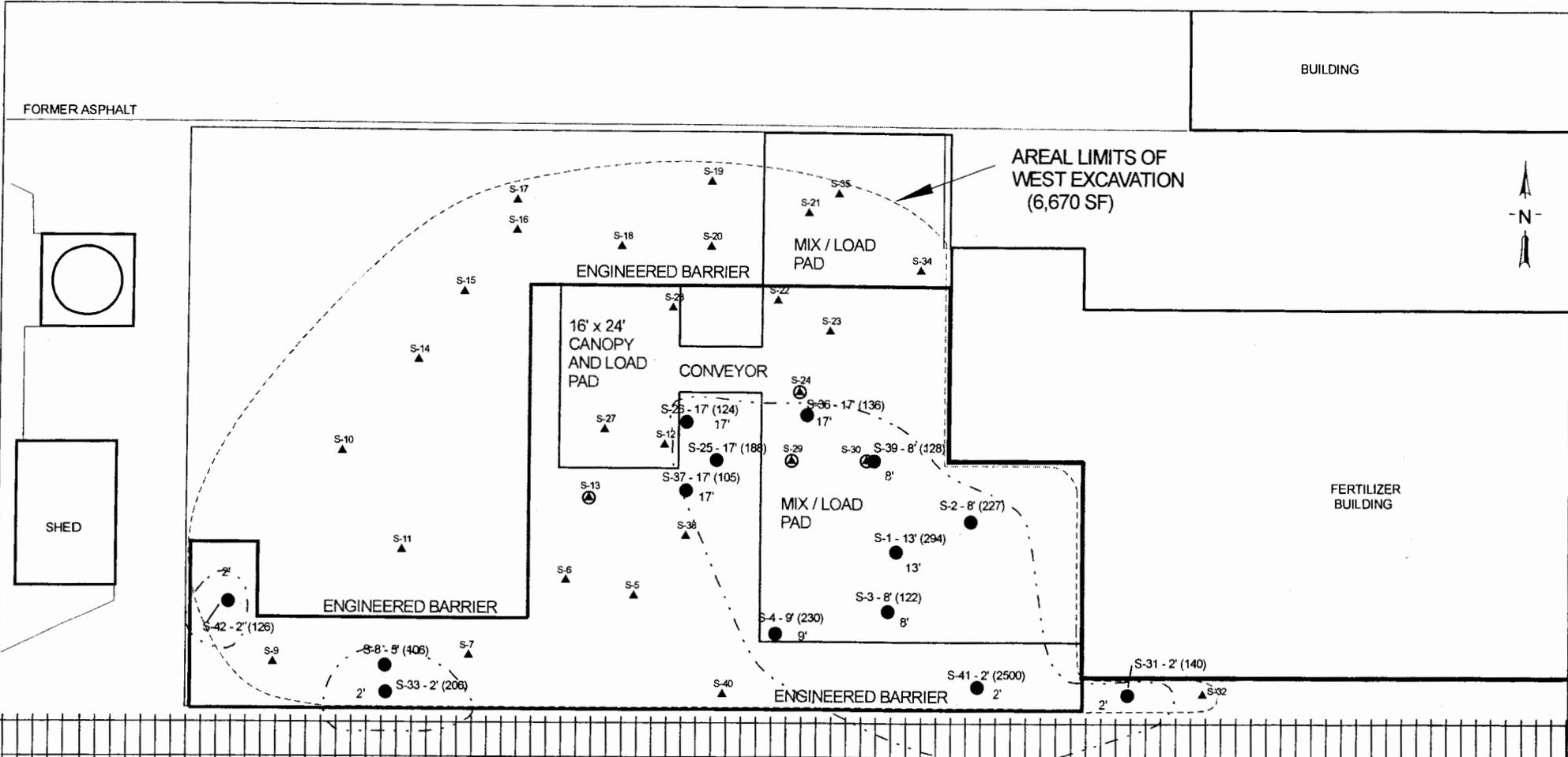
Jay-Mar intends to continue current operations at the facility for the long-term and will be responsible for its maintenance.

The asphalt barrier will be maintained to prevent deterioration. Any cracks that develop in the asphalt will be cleaned and tarred. Any areas damaged by equipment will be repaired if the integrity of the barrier is threatened. The barrier will be inspected annually for signs of damage and wear. The site manager will be charged with inspecting the barrier annually and maintaining its integrity on an as-needed basis.

The barrier must be constructed with four inches of asphalt to accommodate the heavy equipment and trucks that operate at the facility.

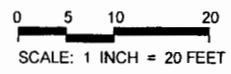
Future maintenance costs for the barriers due to normal wear and degradation will be evaluated for eligibility under the ACCP. Jay-Mar will not expect barrier repair costs associated with facility equipment upgrades (trenching, etc.) to be eligible for reimbursement.

Figure 3 and 4 submitted as part of the site closure documentation show the limits of the asphalt considered part of the engineered barrier.



ASPHALT/CONCRETE REMOVED FOR EXCAVATION: 7,860 SF
 AREAL LIMITS OF EXCAVATION: 6,670 SF
 ENGINEERED BARRIER: 4,360 SF
 MIX/LOAD PAD AREA IN ENGINEERED BARRIER AREA: 2,028 SF
 ENGINEERED BARRIER LESS MIX/LOAD AREA (ACCP ELIGIBLE): 2,332 SF

= ESTIMATED AREAL EXTENT OF SOIL WITH TOTAL NITROGEN CONCENTRATION ABOVE 100 MG/KG



- S-8 - 5' (106) ● = RESIDUAL SOIL SAMPLE ABOVE 100 MG/KG NITROGEN
SAMPLE DEPTH, TOTAL NITROGEN CONCENTRATION (MG/KG)
- S-1 ⓐ = SOIL SAMPLE ABOVE 100 MG/KG NITROGEN
- S-5 ▲ = SOIL SAMPLE BELOW 100 MG/KG NITROGEN

JAY-MAR, INC. - FERTILIZER PLANT, PLOVER, WI			
WEST EXCAVATION AREA - RESIDUAL SOIL CONTAMINATION			
REV	DATE	DESCRIPTION	APPVD

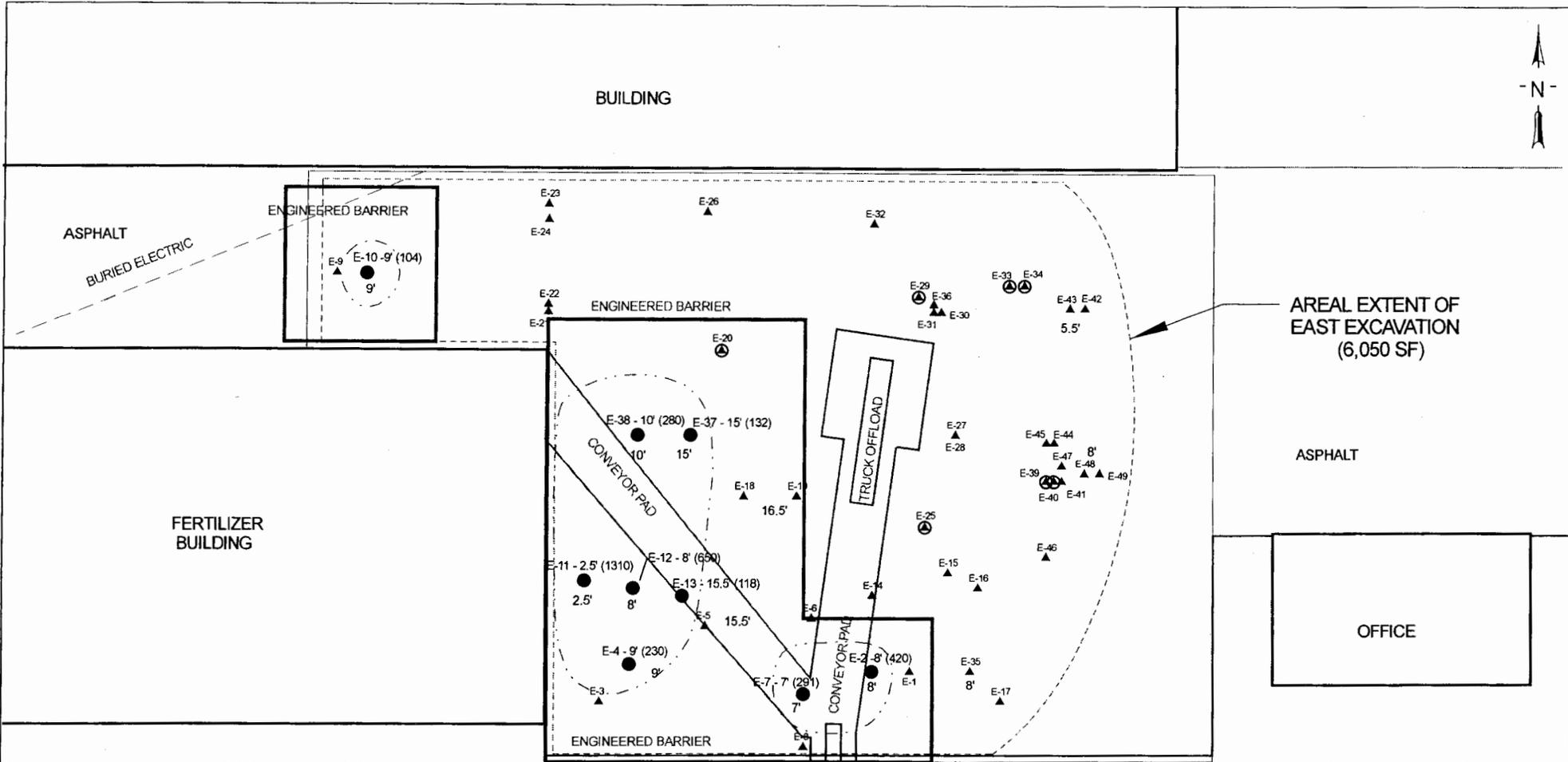
DATE: 2-23-07

APPROVED: *gcp*

FILE: ...west-eng

FIGURE 3





ASPHALT/CONCRETE REMOVED FOR EXCAVATION: 6,920 SF

AREAL LIMITS OF EXCAVATION: 6,050 SF

ENGINEERED BARRIER: 2,695 SF

MIX/LOAD PAD AREA IN ENGINEERED BARRIER AREA: 487 SF

ENGINEERED BARRIER LESS MIX/LOAD AREA (ACCP ELIGIBLE): 2,208 SF

E-7 - 7 (291) = RESIDUAL SOIL SAMPLE ABOVE 100 MG/KG NITROGEN
 SAMPLE DEPTH, TOTAL NITROGEN CONCENTRATION (MG/KG)

▲ = SOIL SAMPLE ABOVE 100 MG/KG NITROGEN

● = SOIL SAMPLE BELOW 100 MG/KG NITROGEN

= ESTIMATED AREAL EXTENT OF SOIL WITH TOTAL NITROGEN CONCENTRATION ABOVE 100 MG/KG

0 5 10 20
 SCALE: 1 INCH = 20 FEET

JAY-MAR, INC. - FERTILIZER PLANT, PLOVER, WI			
EAST EXCAVATION AREA - RESIDUAL SOIL CONTAMINATION			
REV	DATE	DESCRIPTION	APPVD
DATE: 2/23/07		FILE: ...east-eng.skd	
APPROVED: GEP		FIGURE 4	



559689

QUITCLAIM DEED

Document Number

Document Title

REGISTER'S OFFICE
PORTAGE COUNTY, WI
RECEIVED FOR RECORD } 88

MAY 17 1999

TIME: 9:25 AM

Cynthia A. Wisinski
CYNTHIA A. WISINSKI REGISTER OF DEEDS
pd #18-

AFTER RECORDING RETURN TO:

Recording Area

THIS INSTRUMENT WAS PREPARED BY:
Wisconsin Central Ltd.
Real Estate Department
6250 N. River Road
Rosemont, Illinois 60018
847-318-4600

Name and Return Address
TRISH FELDMAN
JAY-MAR INC
PO BOX 429
Plover, WI 54467-0429

TRANSFER
\$ 222.90
FEE

#173-23-0821-13.05
Parcel Identification Number (PIN)

QUITCLAIM DEED

THIS INDENTURE, Witnesseth that the Grantor, FOX VALLEY & WESTERN LTD., a Corporation duly organized and existing under and by virtue of the laws of the State of Illinois, whose mailing address is 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, JAY-MAR. INC., whose mailing address is P. O. Box 429, Plover, Wisconsin, 54467, all right, title, and interest in and to the following described lands and property situated in the County of Portage and State of Wisconsin to wit:

A triangular parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 21, and the Northwest Quarter of the Southwest Quarter of Section 22, Township 23 North, Range 8 East, of the Fourth Principal Meridian, at Plover, Portage County, Wisconsin, described as follows:

Beginning at the point of intersection of a line that lies parallel and/or concentric with and 25 feet normally distant Westerly from the centerline of the East leg of the Wye Track of the Fox Valley & Western Ltd.'s

Plover to Stevens Point Branch Line, and the East line of the Northeast Quarter of the Southeast Quarter of said Section 21;

thence Northwesterly along the last said parallel and/or concentric line a distance of 180 feet, more or less, to a point on a line parallel and/or concentric with and 25 feet normally distant Easterly from the centerline of the West leg of the Wye Track of the Fox Valley & Western Ltd.'s Plover to Stevens Point Branch Line;

thence Southwesterly along the last said parallel and/or concentric line a distance of 1,015 feet, more or less, to a point on a line parallel and/or concentric with and 10 feet normally distant Northerly from the centerline of Fox Valley & Western Ltd Track No. 133, the last said point also being approximately 55 feet normally distant Northerly from the South line of the Northeast Quarter of the Southeast Quarter of said Section 21;

thence Easterly along a line parallel and/or concentric with and 10 feet normally distant Northerly from the centerline of Fox Valley & Western Ltd. Track No. 133 a distance of 852 feet, more or less, to a point on a line parallel and/or concentric with and 25 feet normally distant Westerly from the East leg of the Wye Track of the Fox Valley & Western Ltd.'s Plover to Stevens Point Branch Line;

thence Northwesterly along the last said parallel and/or concentric line a distance of 660 feet, more or less, to the point of beginning. Containing 5.3 acres, more or less.

All as shown in hatched marking on the print labeled Exhibit A, attached hereto and made a part hereof.

Grantor reserves for itself, its successors and assigns an easement for the continued use, operation and maintenance of all existing driveways, roads, conduits, sewers, water lines, gas lines, pipelines, electric power lines, fiber optic lines, wirelines, pole lines and all other utilities, including but not limited to all railroad facilities located on, over, across and under the premises herein conveyed, together with all reasonable right of access thereto whether or not of record and by whomsoever owned.

This Quit Claim Deed of Conveyance contains a restriction upon the Grantee, its successors or assigns, not to do or cause to be done any act which will unreasonably impede the flow of drainage water over the property herein conveyed which would adversely affect continuing rail operations. This restriction shall not be construed to prohibit the erection of buildings or other improvements on the property herein conveyed, provided that drainage equivalent to that existing as of the date of this deed shall be maintained, whether naturally or by other means. This

restriction shall run with the land herein conveyed.

This Quitclaim Deed of conveyance is expressly conditioned upon Grantee's construction of a post and cable fence, within six (6) months of the date of this deed and to be located along the Easterly and Westerly trackside border of the premises herein conveyed. Final approval as to the acceptability of the aforesaid post and cable system shall rest with Grantor's Chief Engineer, or his designated representative. The construction and maintenance of the aforesaid post and cable system shall be at the sole cost, risk, and expense of the Grantee. Grantee further covenants and agrees for itself, its successors, assigns, or grantees that in the event Grantor determines, in its sole opinion, that there is an encroachment on Grantor's property adjacent to the premises herein conveyed, Grantee shall, within thirty (30) days from written notice from Grantor, construct at Grantee's sole cost, risk and expense, a chain link fence to be at least 6 feet in height or the maximum height allowed by law if below six (6) feet, to be located along the Easterly and Westerly trackside border of the premises herein conveyed. If Grantee shall fail to construct said fence, Grantor may, at its option, do so at Grantee's cost, risk and expense. This covenant shall run with the premises herein conveyed and be binding upon the Grantee, its successors, assigns and grantees.

IN WITNESS WHEREOF, FOX VALLEY & WESTERN LTD., the Grantor, has caused these presents to be signed by Thomas F. Power, Jr., its Executive Vice President and Chief Financial Officer, and its corporate seal, duly attested by Catherine D. Aldana, its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 1st day of May, 1999.

FOX VALLEY & WESTERN LTD.

By: 

Thomas F. Power, Jr.

Executive Vice President and
Chief Financial Officer

Attest:

By: 

Catherine D. Aldana
Assistant Secretary

State of Illinois))
County of Cook) SS

Before me, a notary public in and for the above county in the state aforesaid, personally appeared Thomas F. Power, Jr. and Catherine D. Aldana who acknowledged that they are, respectively, the Executive Vice President and Assistant Secretary of Fox Valley & Western Ltd. and that, as such, being duly authorized so to do, they executed the foregoing quitclaim deed on behalf of that corporation for the purposes therein contained.

Given under my hand and notarial seal this MAY, 4, 1999.

(Seal)

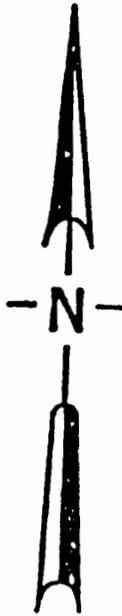


Gregory L. Davis, Sr.

My commission expires:

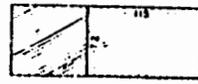
7-14-01

559689



NE 1/4 SE 1/4 SEC. 21
T.23N., R.8E.

1015' ±



TO STEVENS POINT.

EAST LINE OF SECTION 21

WEST LINE OF SECTION 22

180' ±

POINT OF BEGINNING

BURR OAK

STREET

STREET

ALBAN'S

CHESTNUT

100' 100' 100'

660' ±

FVW TRACK NO. 133

852' ±

WILLOW

ECKEL'S

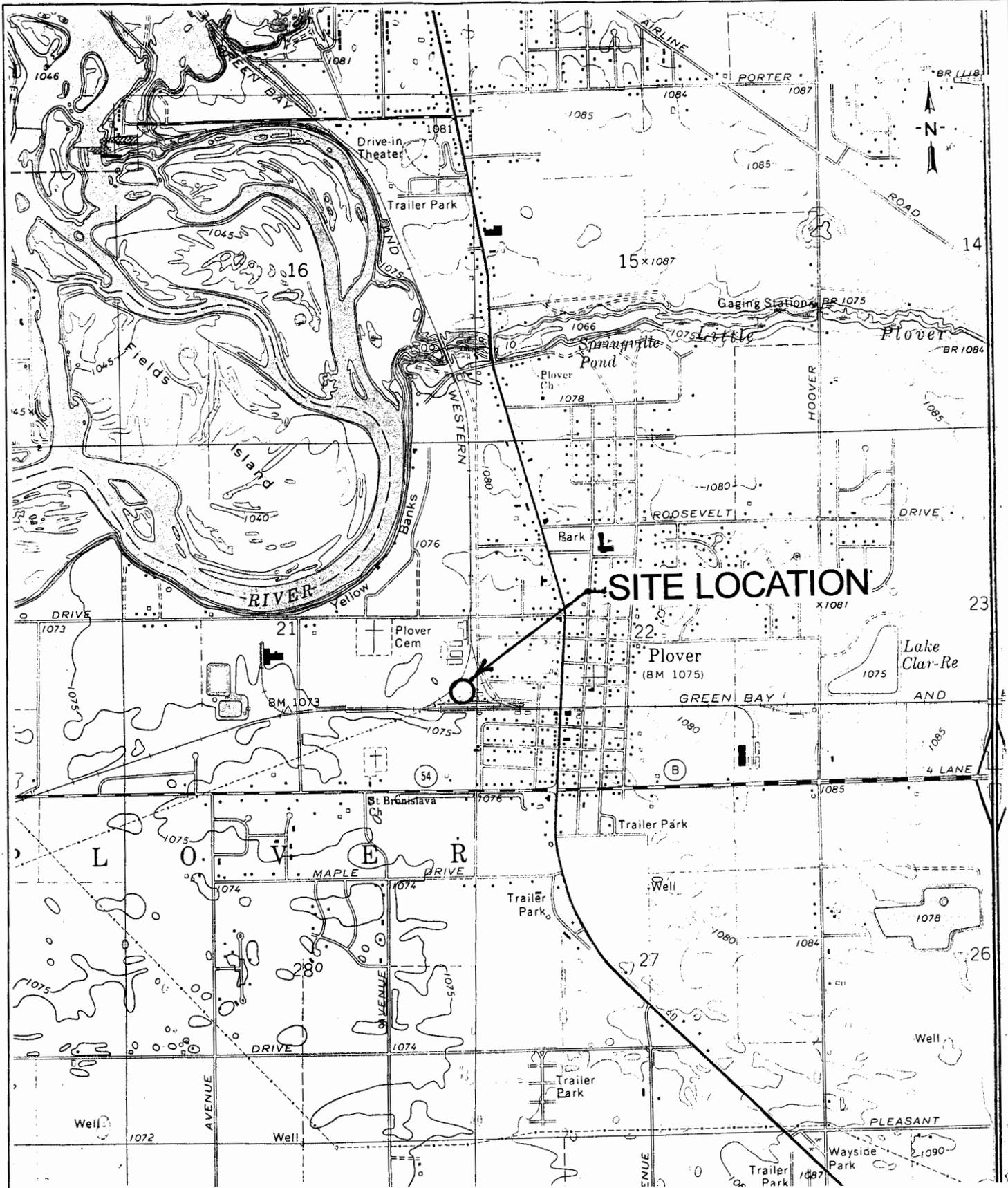
SE 1/4 S.E. 1/4 SEC. 21
T.23N., R.8E.

EXHIBIT A

FOX VALLEY & WESTERN LTD.

AT/NEAR PLOVER COUNTY PORTAGE STATE WI

SCALE 1"=200' DATE December 4, 1998



SOURCE: U.S. GEOLOGICAL SURVEY
WHITING QUADRANGLE
7.5 MINUTE, 1970, PHOTOINSPECTED 1976

SCALE: 1:24,000

DATCP CASE # 97405111201

Jay-Mar, Inc. - Fertilizer Plant, Plover, WI

SITE LOCATION

REV	DATE	DESCRIPTION	APPVD



DATE: 1-03-02 DWG #: site-loc.sxd

APPROVED: GCP **FIGURE 1**

TABLE 2
NITRATE (mg/l)
Jay-Mar, Inc. - Plover Fertilizer Plant

DATE	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	MW-8 DUP	MW-9	PZ-1
12/28/87	33.20	33.80	2.80								
9/1/90	222.00	137.00	34.00								
10/7/90	137.00	49.00	34.00								
4/15/91	29.00	139.00	33.00								
11/20/91	5.40	37.00	6.50								
9/10/92	13.00	52.00	11.00								
12/14/93	44.50	15.50	3.32								
12/28/94	7.70	53.00	3.90								
1/25/95	8.70	14.00	13.00								
10/22/96	7.50	50.00	2.90								
11/13/97	4.10	5.30	4.50								
4/1/99	3.5	9.2	3.8	40	4.4	20	7.5	74	74	5.7	10
7/13/99	3.8	17	6.5	31	77	130	30	150	160	17	6.2
10/18/99	3.3	6.1	18	35	92	28	33	140	78	36	4.7
1/20/00	6	6.6	23	19	31	24	20	65	70	39	7
9/29/00	2.9	20	18	30	50	53	31	34	31	51	2.9
1/3/01	4.4	7.2	13	26	49	7.7	22	81	71	11	3.1
4/3/01	5.2	3.8	9.1	5.7	4.7	4.8	9.9	13	13	20	3.2
7/3/01	4	9.5	18	9.6	40	3.1	17	130	130	26	2.6
1/7/02	2.5	13	6.1	27	38	20	12	25	25	32	3.5
7/29/02	3.7	33	46	69	64	12	22	84	84	22	2.7
3/11/03	3.4	3.8	24	21	27	11	11	7.6	7.3	14	2.9
7/15/03	--	--	--	--	--	--	--	17	--	--	--
8/18/03	--	--	--	--	--	--	--	92	--	--	--
9/9/03	2.9	15	58	13	51	15	19	18	18	36	2.8
8/16/06	5.2	--	12	11	43	28	12	15	--	--	4.1
AVE.*	3.91	12.02	19.65	25.95	43.93	27.43	18.95	64.35	63.44	25.81	4.28

* AVERAGE SINCE 4-1-99 FOR ALL WELLS

-- = NOT ANALYZED

Table 1
Laboratory Results from Excavation Sampling - WEST EXCAVATION
JAY-MAR - PLOVER, WI

Sample Number	Depth (feet)	MOBILE LABORATORY RESULTS (WET WEIGHT BASIS)			FIXED-BASE LABORATORY CONFIRMATION (DRY WEIGHT BASIS)			
		Nitrate as N (mg/kg)	Ammonia as N (mg/kg)	Total Nitrogen (mg/kg)	Total Solids	Nitrate as N (mg/kg)	Ammonia as N (mg/kg)	Total Nitrogen (mg/kg)
S - 1	13'	210	84	294				
S - 2	8'	150	77	227				
S - 3	8'	76	46	122				
S - 4	9'	120	110	230	96.4%	120	130	250
S - 5	8'	32	< 20	< 52				
S - 6	8'	65	< 20	< 85	94.2%	61	21	82
S - 7	6'	29	< 20	< 49				
S - 8	5'	58	48	106				
S - 9	4.5'	< 20	71	< 91				
S - 10	5'	29	< 20	< 49	95.5%	< 21	< 21	< 42
S - 11	13'	< 20	< 20	< 40				
S - 12	16.5'	46	21	67				
S - 13	12.5'	200	240	440				
S - 14	9.5'	21	< 20	< 41				
S - 15	5.5'	22	23	45	96.0%	< 21	29	< 50
S - 16	5.5'	32	< 20	< 52				
S - 17	2'	39	33	72				
S - 18	13.5'	37	< 20	< 57				
S - 19	2'	52	< 20	< 72				
S - 20	13'	60	26	86	95.8%	49	26	75
S - 21	7'	25	< 20	< 45				
S - 22	14'	29	< 20	< 49				
S - 23	11'	< 20	24	< 44				
S - 24	12'	53	70	123				
S - 25	17'	95	93	188	95.8%	72	81	153
S - 26	17'	74	50	124				
S - 27	16.5'	< 20	< 20	< 40				
S - 28	16.5'	27	< 20	< 47				
S - 29	12'	190	360	550				
S - 30	4.5'	46	60	106				
S - 30 D	4.5'	50	63	113				
S - 31	2'	< 20	120	140				
S - 32	2'	< 20	< 20	< 40				
S - 33	2'	26	180	206				
S - 34	2'	< 20	< 20	< 40				
S - 35	2'	26	< 20	< 46				
S - 36	17'	53	83	136				
S - 37	17'	60	45	105				
S - 38	11'	40	< 20	< 60				
S - 39	8'	53	75	128	95.6%	43	82	125
S - 40	2'	33	< 20	< 53				
S - 41	2'	1000	1500	2500				
S - 42	2'	43	83	126	95.5%	36	99	135

 = Nitrogen concentration above cleanup goal; additional contaminated soil removed.

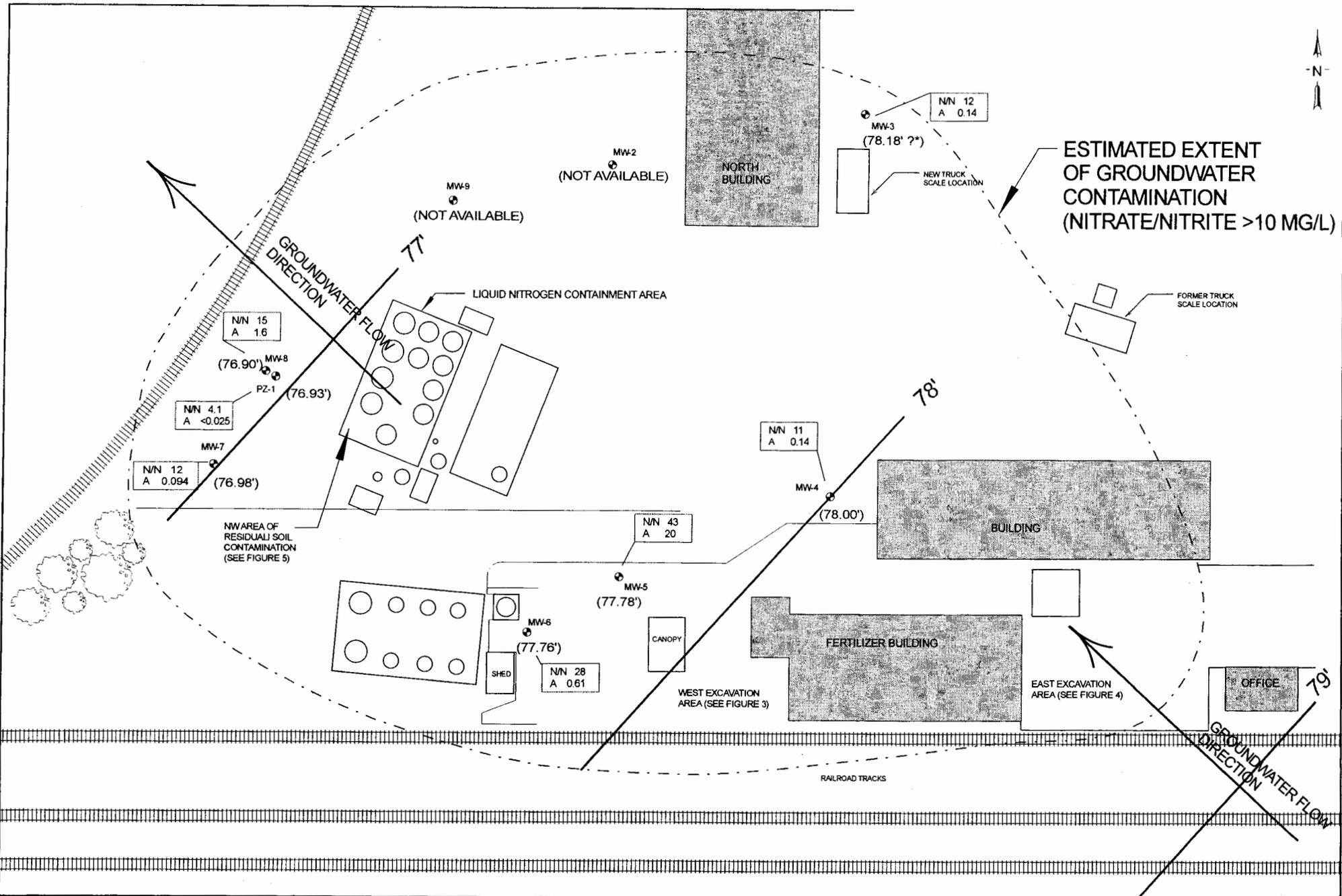
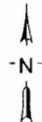
 = Nitrogen concentration above cleanup goal; contaminated soil left in place.

Table 2
Laboratory Results from Excavation Sampling - EAST EXCAVATION
JAY-MAR - PLOVER, WI

Sample Number	Depth (feet)	MOBILE LABORATORY RESULTS (WET WEIGHT BASIS)			FIXED-BASE LABORATORY CONFIRMATION (DRY WEIGHT BASIS)			
		Nitrate as N (mg/kg)	Ammonia as N (mg/kg)	Total Nitrogen (mg/kg)	Total Solids	Nitrate as N (mg/kg)	Ammonia as N (mg/kg)	Total Nitrogen (mg/kg)
E - 1	4'	29	< 20	< 49				
E - 2	8'	220	200	420	95.9%	180	180	360
E - 3	2.5'	43	< 20	< 63				
E - 4	7'	91	25	116				
E - 5	15.5'	< 20	30	< 50				
E - 6	15.5'	< 20	30	< 50				
E - 7	7'	91	200	291				
E - 8	2'	< 20	48	< 68				
E - 9	2'	54	< 20	74				
E - 10	9'	61	43	104	96.3%	59	47	106
E - 11	2.5'	380	930	1310				
E - 12	8'	230	420	650	95.2%	260	400	660
E - 13	15.5'	28	90	118				
E - 14	15.5'	< 20	66	< 86				
E - 15	8'	< 20	< 20	< 40				
E - 16	2'	< 20	< 20	< 40				
E - 17	2'	36	46	82				
E - 18	16.5'	33	33	66				
E - 19	16.5'	50	34	84				
E - 20	5'	81	65	146				
E - 21	3.5'	29	31	60	95.6%	< 21	31	< 52
E - 22	6'	22	< 20	< 42				
E - 23	3'	< 20	< 20	< 40				
E - 24	5.5'	< 20	< 20	< 40				
E - 25	7'	110	120	230				
E - 26	3.5'	< 20	< 20	< 40				
E - 27	3'	90	< 20	< 110				
E - 28	7'	84	< 20	< 104				
E - 29	4.5'	120	< 20	140				
E - 30	2.5'	< 20	< 20	< 40				
E - 31	6'	25	< 20	< 45				
E - 32	2'	< 20	< 20	< 40				
E - 33	4.5'	120	53	173	96.1%	100	50	150
E - 34	2'	390	50	440				
E - 35	8'	23	< 20	< 43				
E - 36	14'	40	< 20	< 60				
E - 37	15'	57	75	132	95.8%	49	78	127
E - 38	10'	120	160	280				
E - 39	8'	110	< 20	130				
E - 40	4'	120	< 20	140				
E - 41	2'	56	< 20	< 76				
E - 42	2.5'	< 20	< 20	< 40				
E - 43	5.5'	30	< 20	< 50				
E - 44	4'	63	< 20	< 83				
E - 45	8'	49	< 20	< 69				
E - 46	4'	< 20	< 20	< 40				
E - 47	12'	89	< 20	< 109	95.3%	93	< 21	< 114
E - 48	8'	83	< 20	< 103				
E - 49	5'	56	< 20	< 76				

 = Nitrogen concentration above cleanup goal; additional contaminated soil removed.

 = Nitrogen concentration above cleanup goal; contaminated soil left in place.



LEGEND

N/N 11
A 0.14 = NITRATE/NITRITE AND AMMONIA CONCENTRATIONS IN MG/L

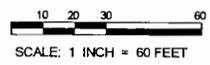
MW-4
● (78.00') MONITORING WELL (WITH GROUNDWATER ELEVATION)

NOTE: MW-1, MW-2, AND MW-3 ARE 1.5-INCH DRIVEN POINT WELLS.
 MW-4 THROUGH MW-9 AND PZ-1 ARE 2-INCH PVC MONITORING WELLS.
 * MW-3 GROUNDWATER ELEVATION IS SPURIOUS AND WAS NOT USED IN THE COUNTING.

DATA FROM AUGUST 16, 2006

DATOP CASE # 97405111201

80'
GROUNDWATER ELEVATION CONTOUR (PLANT DATUM)



JAY-MAR - FERTILIZER PLANT, PLOVER, WI				
EXTENT OF GROUNDWATER CONTAMINATION				
REV	DATE	DESCRIPTION	APPROV	DATE 3-27-07 FILE: JAYMAR.plt Rev: 4.mxd APPROVED: GCP

FIGURE 2

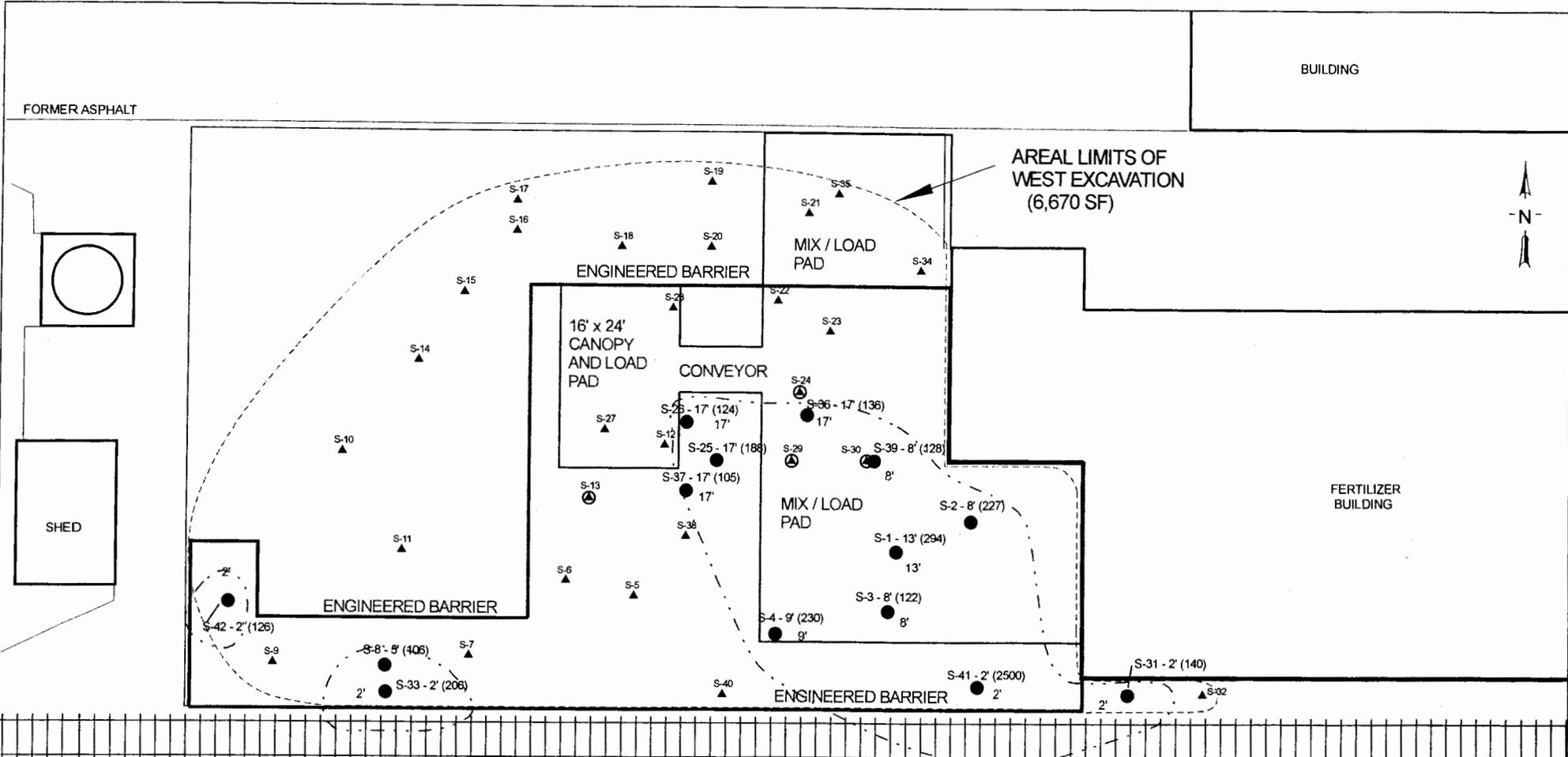
TABLE 1
GROUNDWATER ELEVATIONS
Jay-Mar, Inc. - Plover Fertilizer Plant

DATE	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	MW-9	PZ-1	delta h
4/1/99	79.65	76.95	77.47	76.85	77.63	77.58	76.87	76.76	76.81	76.64	-0.12
6/10/99	80.53	77.74	78.25	78.65	78.43	78.40	77.65	77.56	77.61	77.62	0.06
7/13/99	80.87	78.00	78.55	78.94	78.62	78.62	77.90	77.82	77.82	77.86	0.04
10/18/99	80.45	77.66	78.17	78.59	78.36	78.34	77.57	77.48	77.53	77.51	0.03
1/20/00	79.63	76.91	77.41	77.81	77.60	77.58	76.83	76.73	76.79	76.78	0.05
9/29/00	80.98	78.12	78.65	79.06	78.82	78.79	78.00	77.92	77.96	77.95	0.03
1/3/01	80.05	77.32	77.83	78.23	78.01	77.98	77.22	77.14	77.18	77.17	0.03
4/3/01	79.69	76.93	77.42	77.83	77.61	77.58	76.81	76.74	76.79	76.77	0.03
7/3/01	82.04	79.13	79.64	80.08	79.86	79.86	79.04	78.97	78.98	78.99	0.02
1/7/02	80.40	77.63	78.13	78.54	78.32	78.31	77.53	77.46	77.48	77.47	0.01
7/29/02	83.23	80.13	80.73	81.16	80.88	80.85	80.01	79.90	79.95	78.90	-1.00
3/11/03	80.51	77.72	78.21	78.63	78.42	78.39	77.61	77.54	77.59	77.55	0.01
7/15/03								78.02			
8/18/03								77.55			
9/9/03	80.14	77.35	77.86	78.30	78.06	78.03	77.25	77.16	77.22	77.19	0.03
8/16/06	79.84	--	78.18	78.00	77.78	77.76	76.98	76.90	--	76.93	0.03
											0.00

ELEVATION IN FEET; SITE DATUM

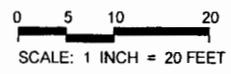
delta h is elevation difference between PZ-1 and MW-8.

-- = not measured; well damaged.



ASPHALT/CONCRETE REMOVED FOR EXCAVATION: 7,860 SF
 AREAL LIMITS OF EXCAVATION: 6,670 SF
 ENGINEERED BARRIER: 4,360 SF
 MIX/LOAD PAD AREA IN ENGINEERED BARRIER AREA: 2,028 SF
 ENGINEERED BARRIER LESS MIX/LOAD AREA (ACCP ELIGIBLE): 2,332 SF

= ESTIMATED AREAL EXTENT OF SOIL WITH TOTAL NITROGEN CONCENTRATION ABOVE 100 MG/KG



- S-8 - 5' (106) ● = RESIDUAL SOIL SAMPLE ABOVE 100 MG/KG NITROGEN
SAMPLE DEPTH, TOTAL NITROGEN CONCENTRATION (MG/KG)
- S-1 ⓐ = SOIL SAMPLE ABOVE 100 MG/KG NITROGEN
- S-5 ▲ = SOIL SAMPLE BELOW 100 MG/KG NITROGEN

JAY-MAR, INC. - FERTILIZER PLANT, PLOVER, WI			
WEST EXCAVATION AREA - RESIDUAL SOIL CONTAMINATION			
REV	DATE	DESCRIPTION	APPVD

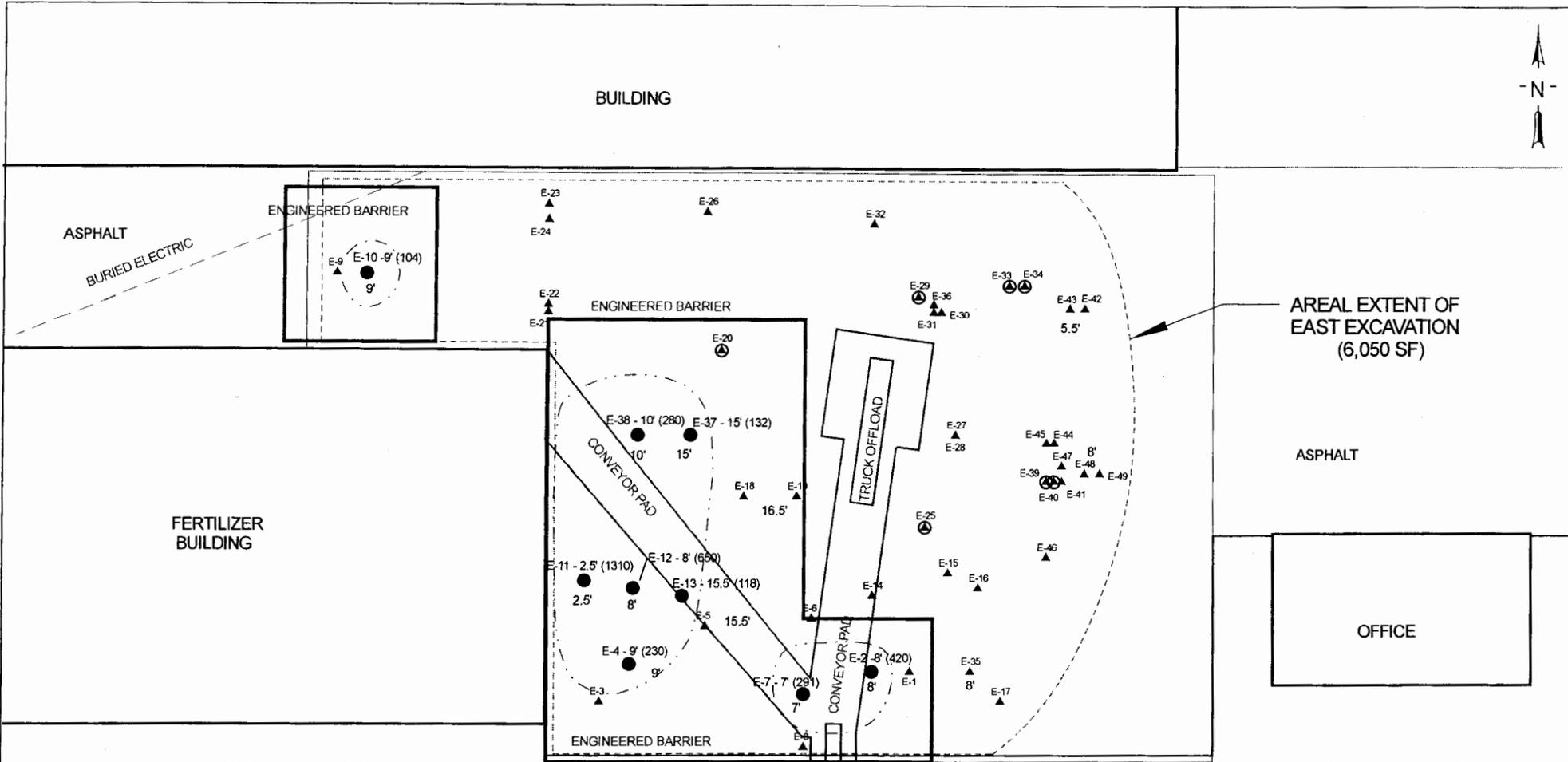
DATE: 2-23-07

APPROVED: *gcp*

FILE: ...west-eng

FIGURE 3





ASPHALT/CONCRETE REMOVED FOR EXCAVATION: 6,920 SF

AREAL LIMITS OF EXCAVATION: 6,050 SF

ENGINEERED BARRIER: 2,695 SF

MIX/LOAD PAD AREA IN ENGINEERED BARRIER AREA: 487 SF

ENGINEERED BARRIER LESS MIX/LOAD AREA (ACCP ELIGIBLE): 2,208 SF

E-7 - 7 (291) = RESIDUAL SOIL SAMPLE ABOVE 100 MG/KG NITROGEN
 SAMPLE DEPTH, TOTAL NITROGEN CONCENTRATION (MG/KG)

▲ = SOIL SAMPLE ABOVE 100 MG/KG NITROGEN

● = SOIL SAMPLE BELOW 100 MG/KG NITROGEN

= ESTIMATED AREAL EXTENT OF SOIL WITH TOTAL NITROGEN CONCENTRATION ABOVE 100 MG/KG

0 5 10 20
 SCALE: 1 INCH = 20 FEET

JAY-MAR, INC. - FERTILIZER PLANT, PLOVER, WI			
EAST EXCAVATION AREA - RESIDUAL SOIL CONTAMINATION			
REV	DATE	DESCRIPTION	APPVD
DATE: 2/23/07		FILE: ...east-eng.skd	
APPROVED: GEP		FIGURE 4	



On behalf of Jay Mar, I have reviewed the enclosed legal description for the property located at:

3000 Walnut Street, Plover Wisconsin

The legal description appears to be complete and accurate for the property with residual soil and groundwater contamination.

A handwritten signature in cursive script that reads "Bill Spees". The signature is written in black ink and is positioned above a solid horizontal line that extends across the width of the signature.

Bill Spees
Special Projects Manager
Jay Mar



May 17, 2007

Alpha Terra Science, Inc.
1237 S. Pilgrim Road, Plymouth, WI 53073
TEL 920/892-2444 FAX 920/892-2620
Website: www.alphaterra.net
E-mail: alphaterra@alphaterra.net

Mr. Geoff Nokes, Manager Environment
Canadian National Railway, Midwest Division
17641 S. Ashland Avenue
Homewood, IL 60430

RE: Notice of Contamination Within Railroad Right-of-Way

Dear Mr. Nokes:

On behalf of our client, Jay-Mar, Inc, Alpha Terra Science is sending this notification regarding contamination within railroad right-of-way property. Groundwater contamination that appears to have originated from the property located at 3000 Walnut Street has migrated onto the Sumner Street right-of-way.

Soil and groundwater contamination extend into rail right-of-way areas. Soil with total nitrogen concentrations in excess of 100 mg/kg extends into the right-of-way that borders the south side of the site. Nitrate/nitrite is present in the groundwater samples collected from wells near the right-of-way at concentrations ranging from 12 to 28 mg/l; this concentration is in excess of the Wisconsin Administrative Code NR 140.10 enforcement standard of 10 mg/l for nitrate/nitrite. Please refer to the attached Figures 1, 2 and 3 for a depiction of the property layout and extents of residual soil and groundwater contamination.

The Department of Agriculture, Trade and Consumer Protection (DATCP) has granted conditional closure for this project and will not be requiring any further investigation or cleanup actions to be taken with the exception of monitoring well abandonment. The DATCP project manager handling this case is Jeff Ackerman; please do not hesitate to contact him at 608/224-4516 regarding the closure of this case. The applicable DATCP number is 97405111201.

If you need more information, you may contact me at (920) 892-2444.

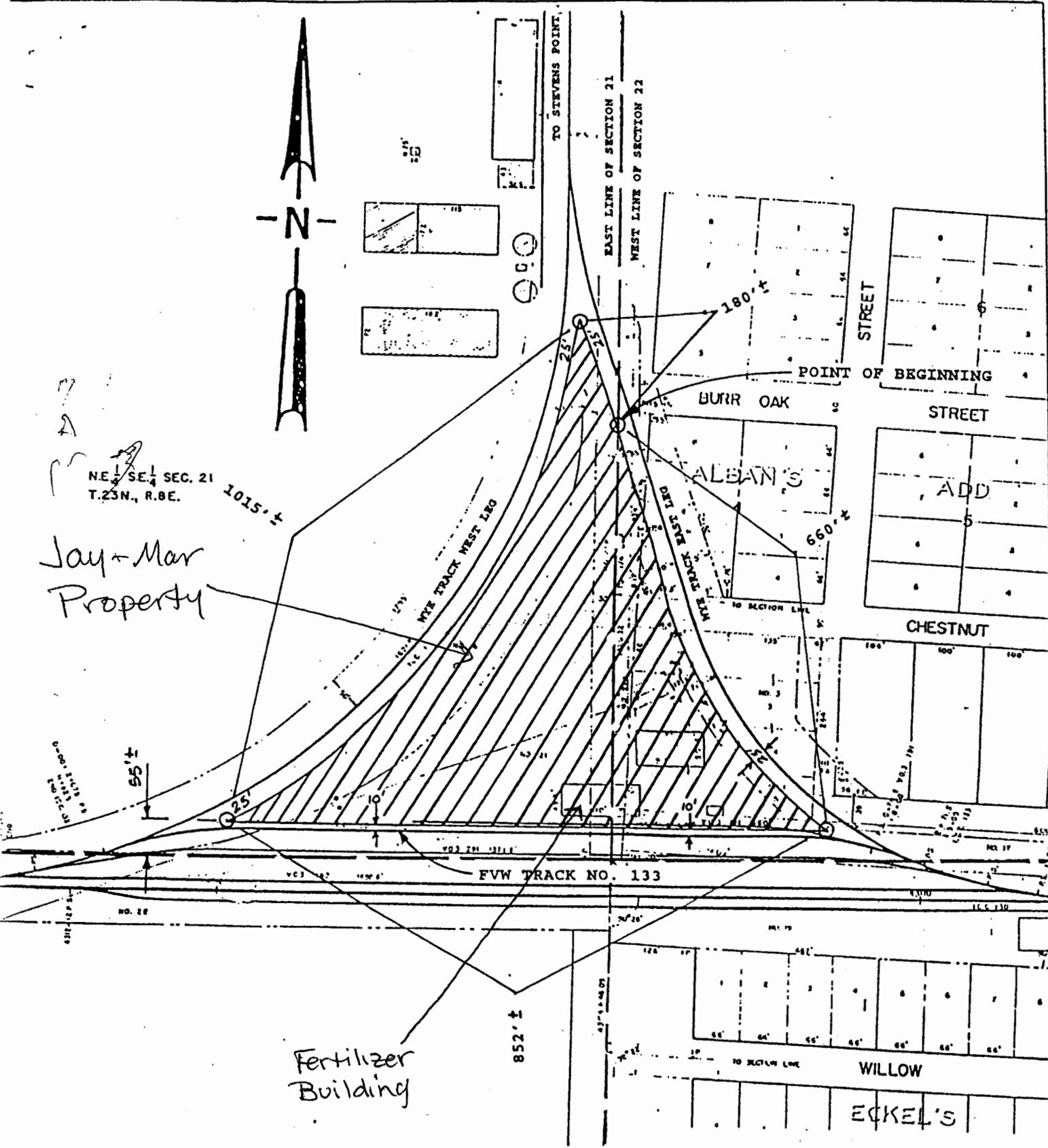
Sincerely,

A handwritten signature in cursive script that reads 'Amy Haak'.

Amy Haak, P, G.
Geologist

Attachments

cc: Mr. Bill Spees, Jay-Mar



NE 1/4 SEC. 21
T.23N., R.8E.

Jay + Mar
Property

1015' ±

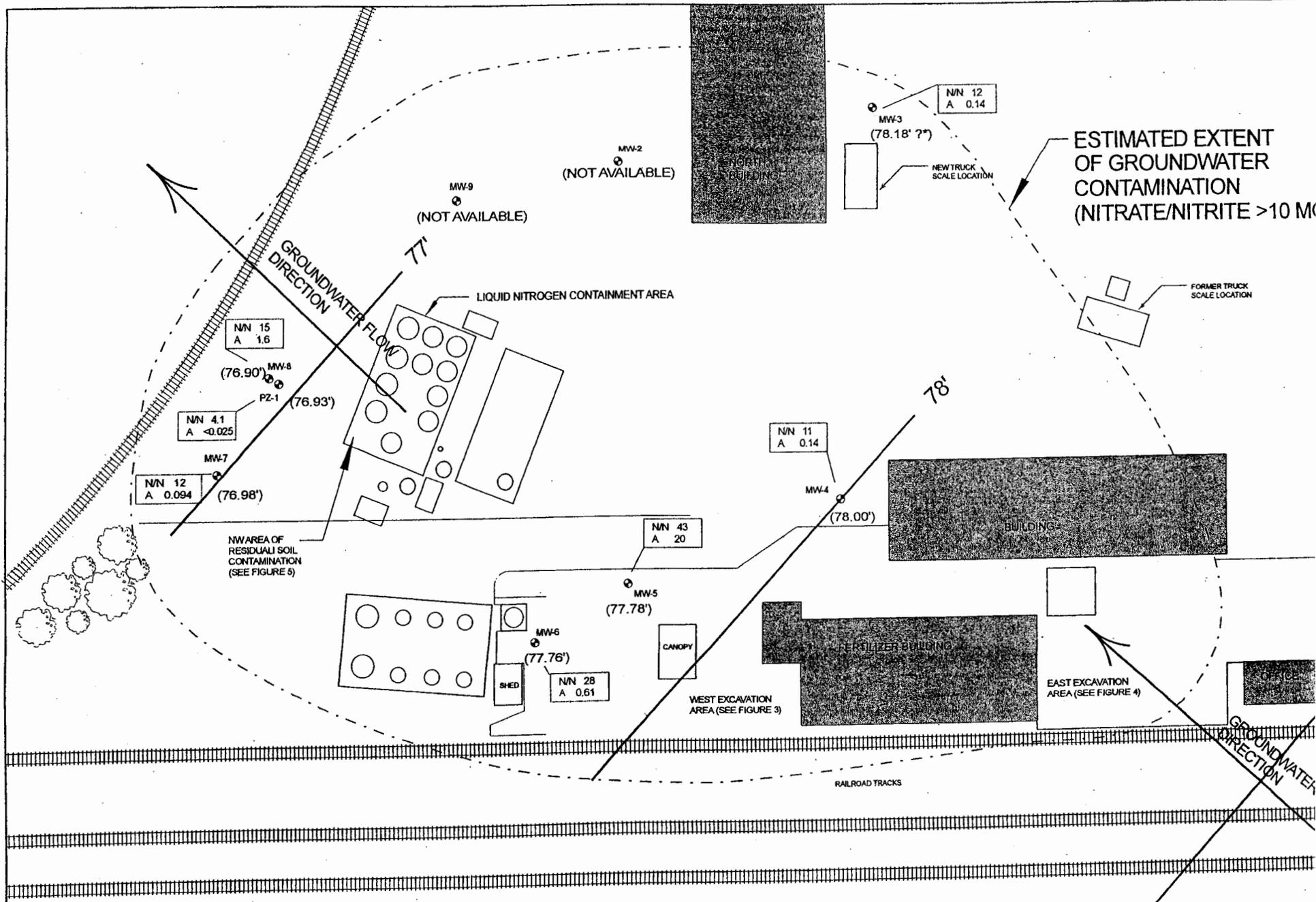
FVW TRACK NO. 133

Fertilizer
Building

S.E. 1/4 SEC. 21
T.23N., R.8E.

EXHIBIT A
FOX VALLEY & WESTERN LTD.
AT/NEAR PLOVER COUNTY PORTAGE STATE WI
SCALE 1"=200' DATE December 4, 1998

Figure 1



LEGEND

N/N 11
A 0.14

= NITRATE/NITRITE AND AMMONIA CONCENTRATIONS IN MG/L

MW-4
⊙
(78.00')

MONITORING WELL (WITH GROUNDWATER ELEVATION)

NOTE: MW-1, MW-2, AND MW-3 ARE 1.5-INCH DRIVEN POINT WELLS.
MW-4 THROUGH MW-9 AND PZ-1 ARE 2-INCH PVC MONITORING WELLS.

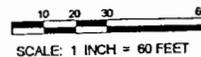
* MW-3 GROUNDWATER ELEVATION IS SPURIOUS
AND WAS NOT USED IN THE CONTOURING.

80'

GROUNDWATER ELEVATION CONTOUR
(PLANT DATUM)

DATA FROM AUGUST 16, 2006

DATCP CASE # 9740511



JAY-MAR - FERTILIZER PLANT, PLOVER, WI				
EXTENT OF GROUNDWATER CONTAMINATION				
REV	DATE	DESCRIPTION	APP'D	FIG#

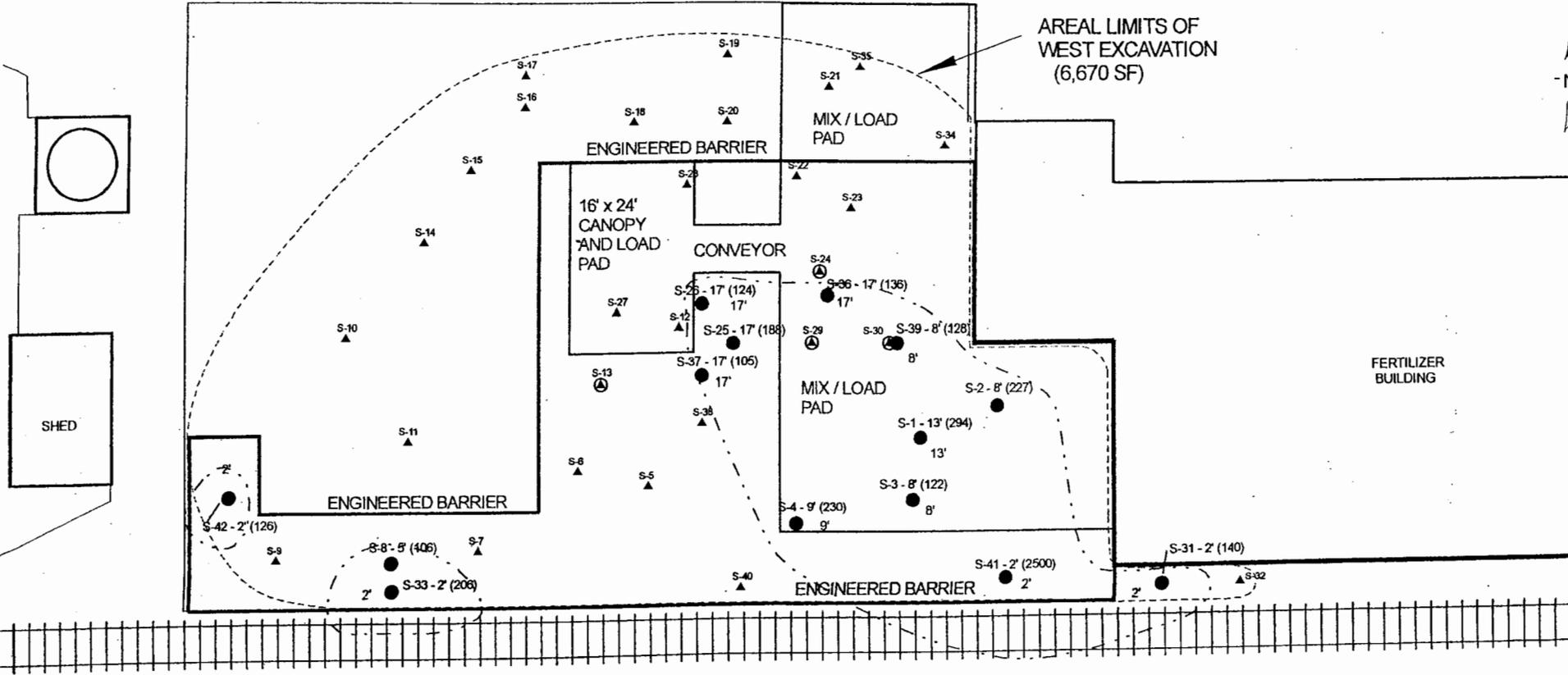


DATE: 2-24-07
APPROVED: GCP
FIG#

FORMER ASPHALT

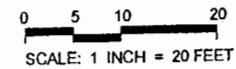
BUILDING

AREAL LIMITS OF WEST EXCAVATION (6,670 SF)



- ASPHALT/CONCRETE REMOVED FOR EXCAVATION: 7,860 SF
- AREAL LIMITS OF EXCAVATION: 6,670 SF
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- MIX/LOAD PAD AREA IN ENGINEERED BARRIER AREA: 2,028 SF
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- S-1 ● = SOIL SAMPLE ABOVE 100 MG/KG NITROGEN
- S-5 ▲ = SOIL SAMPLE BELOW 100 MG/KG NITROGEN

JAY-MAR, INC. - FERTILIZER PLANT, PLOVER, VA					
WEST EXCAVATION AREA - RESIDUAL SOIL CONTAMINATION					
REV	DATE	DESCRIPTION	APPVD	DATE: 2-23-07	FILE: _west-eng
				APPROVED: <i>QEP</i>	FIGURE 3