

GIS REGISTRY INFORMATION

SITE NAME: Vernon Co-op Cardtrol Station Site 1
BRRTS #: 03-63-107724 **FID # (if appropriate):** 663049640
COMMERCE # (if appropriate): 54665-1603-20
CLOSURE DATE: 08-Mar-2006
STREET ADDRESS: 120 East Decker Street
CITY: Viroqua

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 448253 Y= 343087

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____

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

IF YES, STREET ADDRESS 1: _____

GPS 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	<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties	<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties	<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present	<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate	<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)	<input checked="" type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	<input checked="" type="checkbox"/>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	<input checked="" type="checkbox"/>
Copy of any maintenance plan referenced in the deed restriction.	<input checked="" type="checkbox"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Scott Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TTY Access via relay - 711

March 8, 2006

Mr. Gary Volden
Vernon Co-op Oil Association
P.O. Box 26
Viroqua, WI 54665

SUBJECT: Final Case Closure By Closure Committee With Conditions Met
Vernon Co-op Cardtrol Station Site 1, 120 East Decker Street Viroqua, WI
WDNR BRRTS Activity #: 03-63-107724

Dear Mr. Volden:

On February 9, 2006, the West Central Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases.

On March 1, 2006, the Department received correspondence indicating that you have complied with the requirements of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

FUTURE EXCAVATION OF RESIDUAL CONTAMINATED SOIL

Residual soil contamination remains in the southeast corner of the property, in the areas of a former underground petroleum storage tank and pump island, as indicated in the information submitted to the Department of Natural Resources. If soil in these specific locations is excavated in the future, the property owner at the time of excavation will be required to sample and analyze the excavated soil to determine whether the contamination still remains. If contamination remains, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard at the time of excavation. **Special precautions may need to be taken during excavation activities to prevent a direct contact health threat to humans.** Based upon the results of sample analysis, the current owner will also have to properly store, treat, or dispose of any excavated materials, in accordance with state and federal laws.

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

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 application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Your site was closed with the requirement that a deed restriction for maintenance of an asphalt cap be recorded at the county Register of Deeds office, and that maintenance of the asphalt cap be conducted as described in the maintenance and inspection plan, dated January 12, 2006. The maintenance plan and inspection log are to be kept up-to-date and available at the Vernon Cooperative Oil Association office located at 107 Railroad Avenue, Viroqua, Wisconsin. The inspection log need only be submitted to the Department upon request. A copy of the deed restriction and the referenced maintenance plan can be found in the Department's regional files, or they can be viewed on the GIS Registry for this site, at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (715) 839-3748.

Sincerely,



Mae E. Willkom
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Jason Powell, METCO, 2956 Airport Road, La Crosse, WI 54603
Gena Larson, WI Dept. of Commerce, via e-mail

NUMBER

160921

This Indenture, Made by Ella Brown, daughter and sole heir at law of
Hans Elljofson, deceased, and Thomas Elljofson, surviving tenant by
the curtesy grantor, of Vernon County, Wisconsin, hereby conveys and warrants to
Vernon County Co-operative Oil Association,
 a corporation,
 grantee of Vernon County, Wisconsin, for the sum of

Twenty-five Hundred Dollars

the following tract of land in Vernon County, State of Wisconsin:

Lot No. 4 in Block No. 11, in the Original Plat of
the Village now city of Virgona.

Witness the hands and seals of said grantors
 IN WITNESS WHEREOF, the said grantor, he hereto set hand and seal this 5th day of
November, A. D., 1936.

Signed and Sealed in Presence of

J. Henry Bennett
Dorothy Hornby



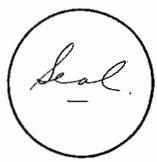
Thomas Elljofson (SEAL)
Ella Brown (SEAL)

STATE OF WISCONSIN, }
Vernon County, } ss.

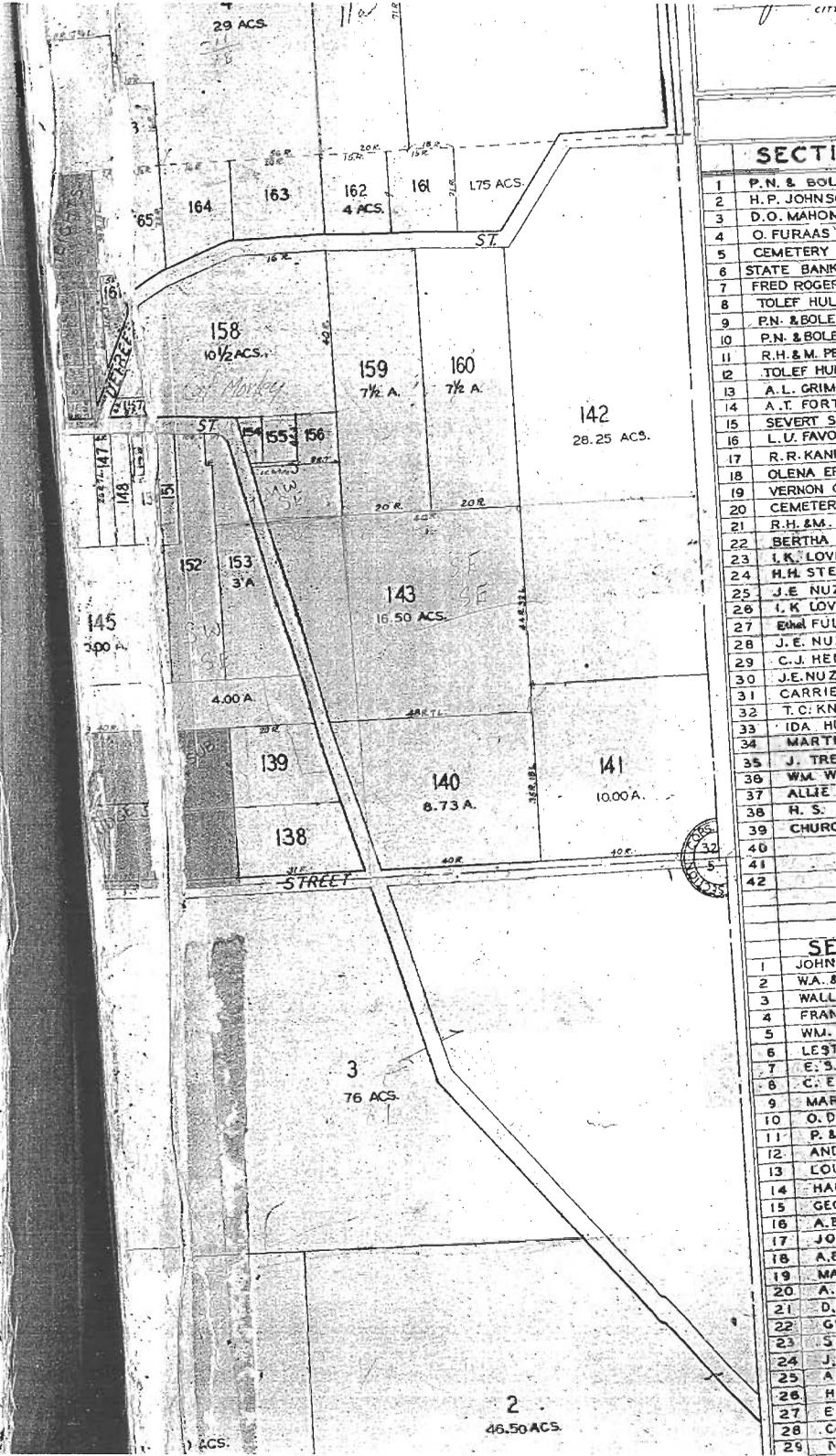
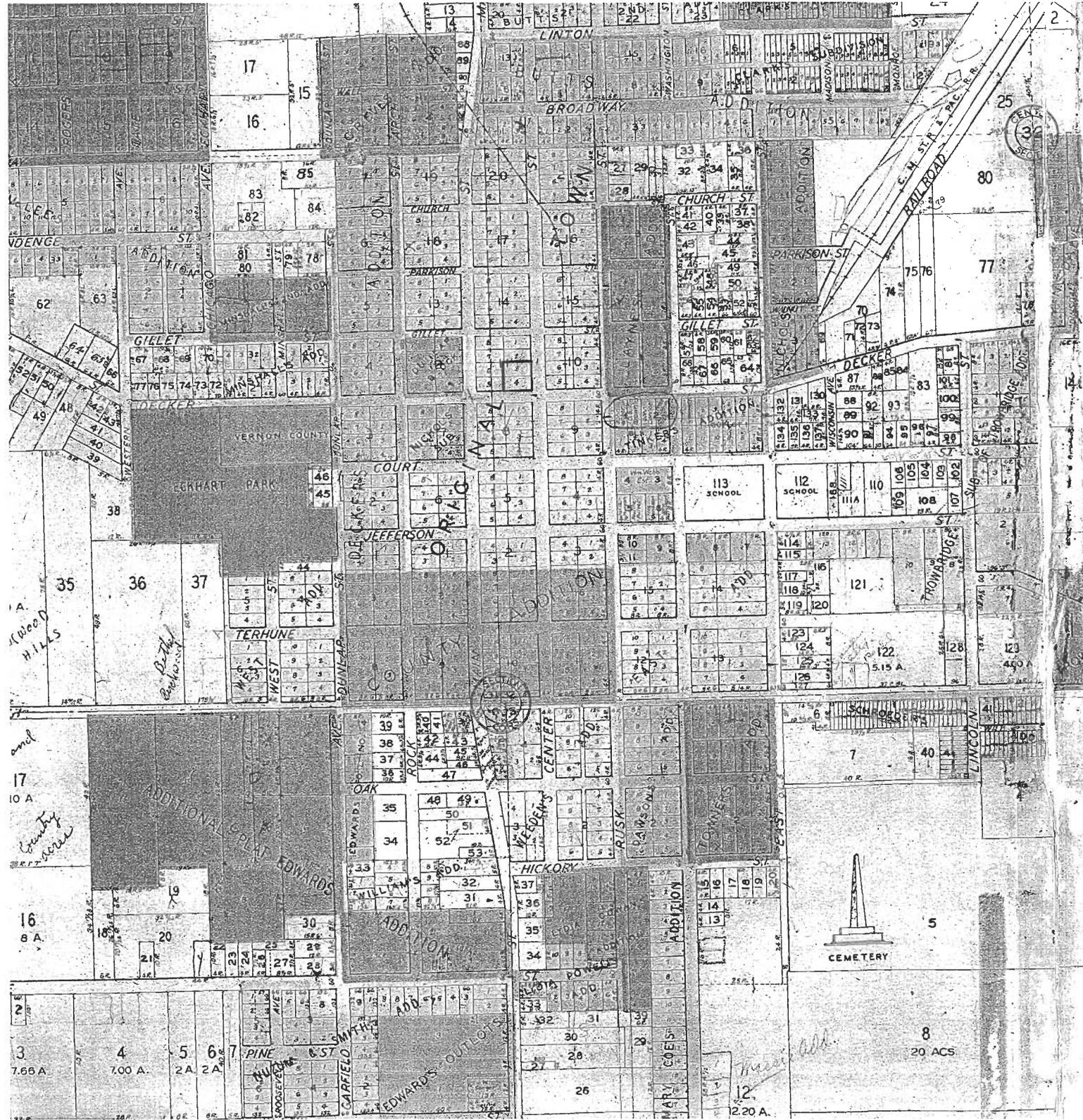
Personally came before me, this 5th day of November, A. D., 1936
the above named Ella Brown and Thomas Elljofson

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

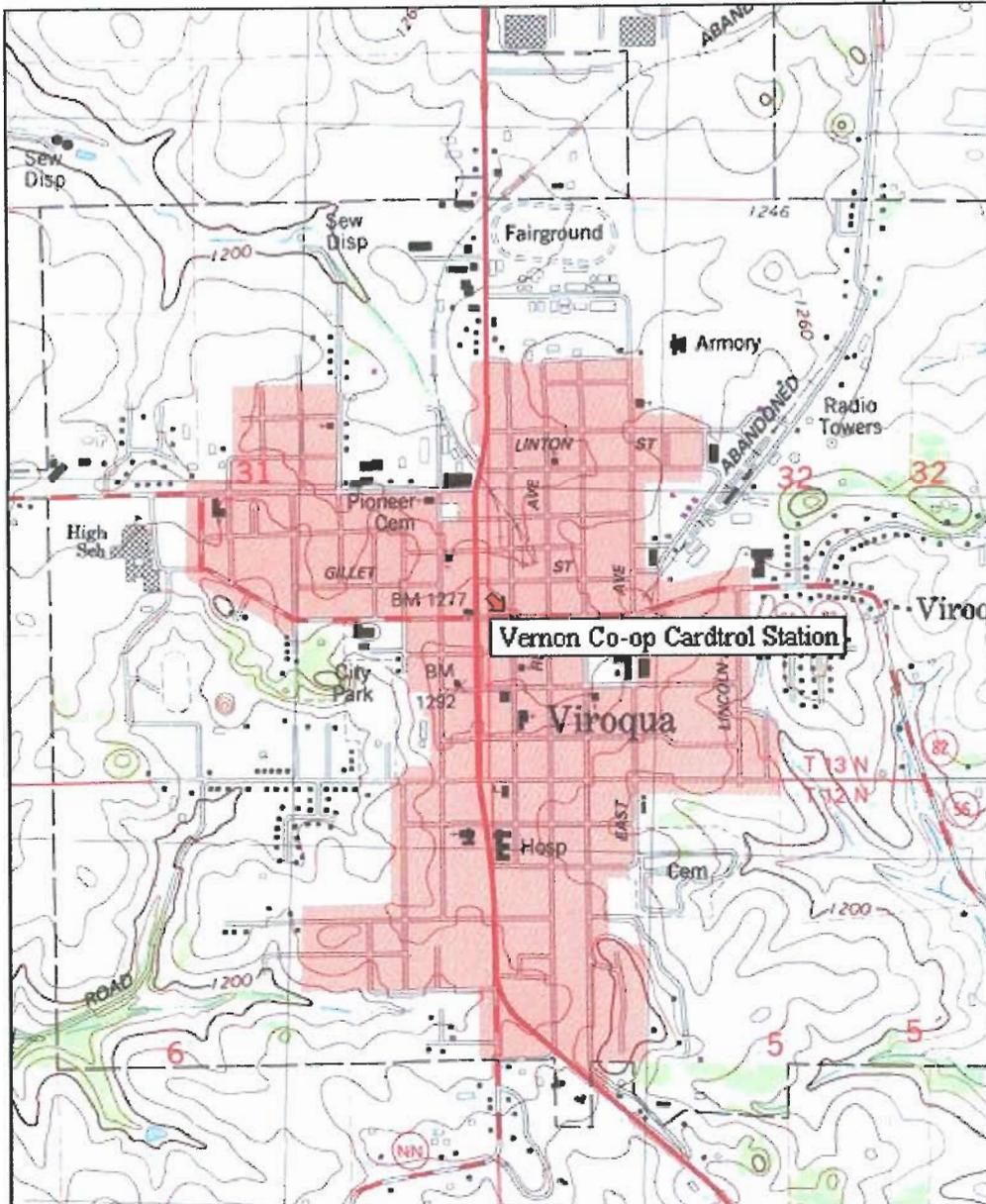
Received for Record this 6 day of
November, A. D. 1936, at 12 o'clock P.M.
H. P. Larson
 Register.
 Deputy.



Dorothy Hornby
 Notary Public, Vernon County, Wis.
 My Commission expires April 14, A. D., 1940



TOPOI map printed on 10/12/05 from "Wisconsin.tpo" and "Untitled.tpg"
NAD27 90°52'30" W



NAD27 90°52'30" W

TN
MN
0 1/4°



Printed from TOPOI! ©2001 National Geographic Holdings (www.topo.com)

SITE LOCATION MAP – CONTOUR INTERVAL 20 FEET
VERNON CO-OP CARDTROL STATION – VIROQUA, WI
SEAMLESS USGS TOPOGRAPHIC MAPS ON CD-ROM

METCO

Environmental Consulting, Fuel System Design, Installation and Service
2956 Airport Road – La Crosse, WI 54603 608-781-8879

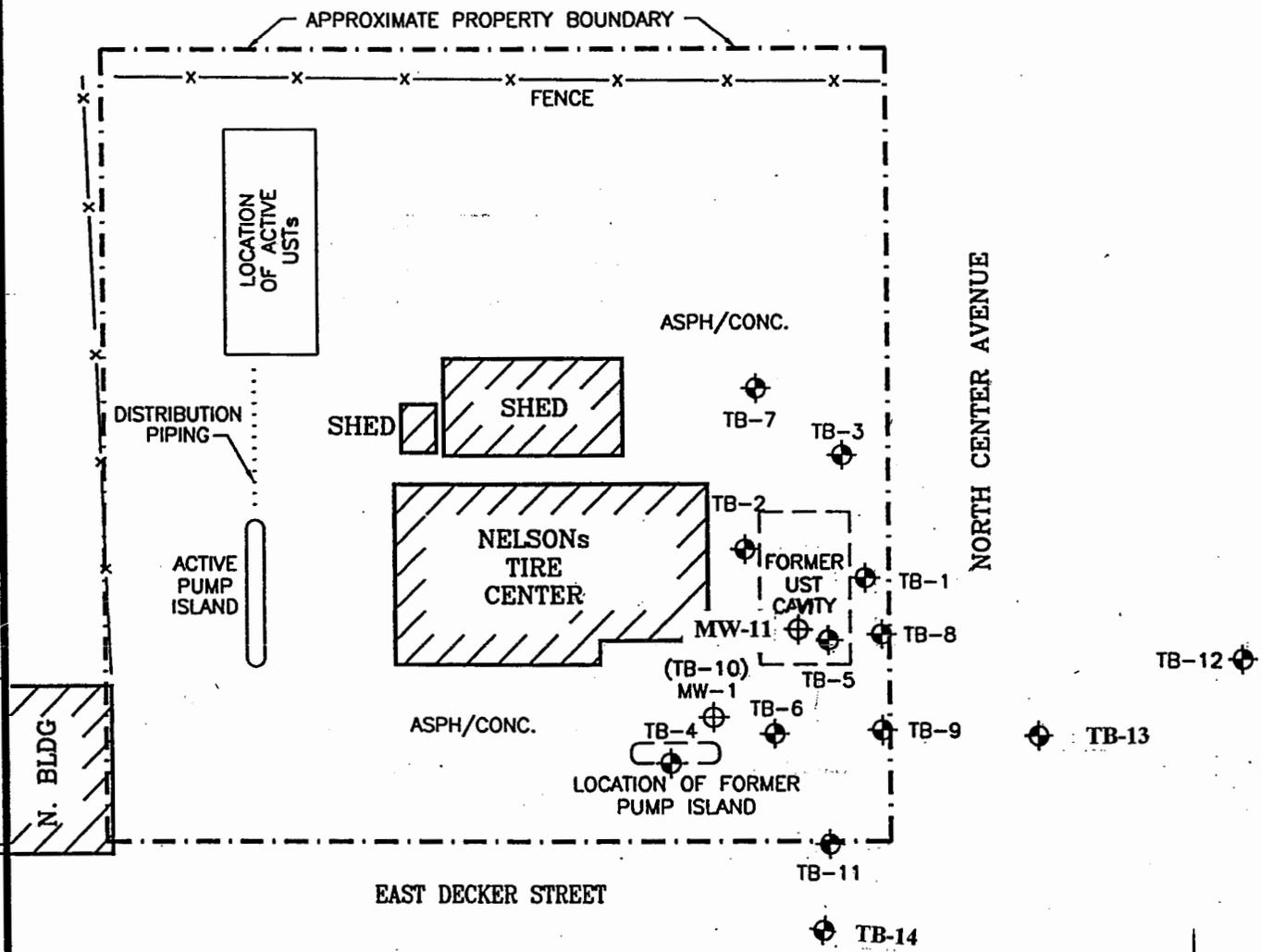
DRAWING NO. 96.4/6R6
 DRAWN BY: KMA 9/30/97
 CHECKED BY: RMS 7/29/97
 APPROVED BY: JKA 9/13/97

LEGEND

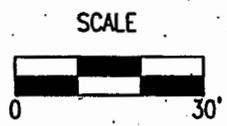
- ⊕ TEST BORING
- ⊕ MONITORING WELL

NOTE

TB-1 THROUGH TB-6 (12/9-6/97)
 TB-7 THROUGH TB-12 (4/17-18/97)



Fluid Management
 A Division of  ENVIROGEN, Inc.



**Test Boring Locations
 Vernon Cooperative
 Cardrol Site
 Viroqua, Wisconsin**

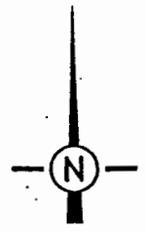


FIGURE NO.
1

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

Table 2
Groundwater Analytical Results
Vernon Cardtrol Site
Viroqua, Wisconsin

Parameter	MW-1			MW-11		WDNR ES	WDNR PAL	
	Date	10/30/98	12/11/98	2/15/99	12/2/98			2/15/99
Benzene		1,300	2,000	980	<0.13	<0.13	5	0.5
Ethylbenzene		1,400	1,700	1,200	<0.22	<0.22	700	140
Methyl-t-butyl-ether		260	230	150	<0.16	<0.16	60	12
Toluene		740	3,800	2,100	0.73	<0.20	343	68.6
Trimethylbenzenes, total		3,630	3,160	2,000	<0.51	<0.51	480	96
Xylenes, total		5,700	9,700	6,800	0.28	<0.23	620	124
GRO		43,000	44,000	25,000	<50	<50	NS	NS
DRO		NA	6,600	17,000	<100	<100	NS	NS
Acenaphthene		NA	<2.2	<1.1	<0.22	<0.22	NS	NS
Acenaphthylene		NA	<5.6	<2.8	<0.55	<0.55	NS	NS
Anthracene		NA	0.89	0.32	<0.018	<0.018	3,000	600
Benzo (a) anthracene		NA	<0.17	0.48	<0.017	0.055	NS	NS
Benzo (b) fluoranthene		NA	<0.43	<0.22	<0.043	<0.043	0.2	0.02
Benzo (k) fluoranthene		NA	<0.29	<0.14	<0.029	<0.029	NS	NS
Benzo (a) pyrene		NA	<0.27	<0.14	<0.027	<0.027	0.2	0.02
Benzo (ghi) perylene		NA	<1.0	<0.50	<0.10	<0.10	NS	NS
Chrysene		NA	<0.13	0.62	<0.013	<0.013	0.2	0.02
Dibenzo (a,h) anthracene		NA	<1.6	<0.80	<0.16	<0.16	NS	NS
Fluoranthene		NA	5.9	1.5	<0.10	0.21	400	80
Fluorene		NA	22	8.2	<0.029	<0.029	400	80
Indeno (1,2,3-cd) pyrene		NA	<0.84	<0.42	<0.083	<0.083	NS	NS
1-Methylnaphthalene		NA	270	120	<0.40	<0.40	NS	NS
2-Methylnaphthalene		NA	610	280	<0.60	<0.60	NS	NS
Naphthalene		NA	880	610	<0.22	0.52	40	8
Phenanthrene		NA	5.6	2.6	<0.014	0.10	NS	NS
Pyrene		NA	<0.47	1.1	<0.047	0.15	250	50

Notes:

PAL - Preventive Action Limit

NA - not analyzed

All concentrations in ppb

Checked by: *KW*

Approved by: *JR*

TMB - Trimethylbenzene

GRO - Gasoline Range Organics

DRO - Diesel Range Organics

NS - No standard

Summary of Soil Laboratory Analytical Results
Vernon Cooperative Cardtrol Site
Viroqua, Wisconsin

December 9 - 10, 1996

Test Boring	Sample #	Sample Depth (ft)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Toluene (ppb)	Xylene (Total) (ppb)	Naphthalene (ppb)	1,2,4-TMB's (ppb)	1,3,5-TMB's (ppb)	GRO (Total) (ppm)	DRO (Total) (ppm)
TB-1	S-4	7.5-9.5	<25	<25	<25	<25	<50	NA	<25	<25	<2.7	<3.9
	S-8	17.5-19.5	<25	<25	<25	<25	<50	NA	<25	<25	<2.9	<4.7
TB-2	S-5	10.0-12.0	<i>610</i>	8900	<250	<i>14000</i>	51000	4300	32000	9300	500	150
	S-8	17.5-19.5	<25	330	<25	76	2430	1000	4500	1200	220	14
TB-3	S-4	7.5-9.5	<25	<25	<25	<25	<50	NA	<25	<25	<2.8	<4.6
	S-6	12.5-14.5	<25	<25	<25	<25	<50	NA	<25	<25	<2.8	<4.9
TB-4	S-5	10.0-12.0	<25	<25	<25	37	<50	NA	<25	<25	<3.1	<4.3
	S-10	22.5-24.5	<25	<25	<25	<25	<50	NA	<25	<25	<3.0	<5.1
TB-5	S-5	10.5-12.5	<630	58000	<25	95000	259000	NA	110000	32000	1600	600
	S-16	38.0-40.0	3000	15000	1700	<i>15000</i>	56000	NA	35000	11000	710	9.4
TB-6	S-6	17.5-20.0	<200	14000	<200	<i>9000</i>	59000	NA	36000	10000	470	31
	S-12	35.0-37.0	<i>2700</i>	6000	700	<i>8300</i>	<i>23200</i>	NA	10000	3100	240	<8.6

April 17 - 18, 1997

Test Boring	Sample #	Sample Depth (ft)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Toluene (ppb)	Xylene (Total) (ppb)	Naphthalene (ppb)	1,2,4-TMB's (ppb)	1,3,5-TMB's (ppb)	GRO (Total) (ppm)	DRO (Total) (ppm)
TB-7	S-5	12.0-14.0	<25	<25	<25	<25	<25	NA	<25	<25	<2.7	<3.9
	S-10	24.5-26.5	<25	<25	<25	<25	<25	NA	<25	<25	<2.6	<4.2
TB-8	S-6	15.0-17.0	<i>810</i>	13000	670	<i>4900</i>	<i>33800</i>	NA	22000	6900	320	39
	S-11	27.0-29.0	<i>440</i>	960	<25	870	3640	NA	2100	660	30	<5.5
TB-9	S-5	12.5-14.5	<25	220	<25	60	860	NA	1600	500	21	17
	S-9	22.5-24.5	<i>2300</i>	5800	220	<i>2800</i>	<i>23400</i>	NA	15000	4900	240	230
	S-12	29.5-31.5	<i>4900</i>	21000	1100	<i>32000</i>	77000	NA	27000	8300	530	77
TB-10 (MW-1)	S-5	12.5-14.5	<25	<25	<25	<25	<25	NA	<25	<25	<2.7	<4.1
	S-11	27.0-29.0	280	160	<25	53	533	NA	130	51	<2.9	<4.5
	S-13	32.0-34.0	<25	<25	<25	<25	<25	NA	<25	<25	<3.5	<5.1
TB-11	S-7	17.5-19.5	<25	50	38	<25	138	NA	180	65	17	<4.1
	S-13	32.0-34.0	130	110	40	46	120	NA	100	48	3.1	<4.4
TB-12	S-5	12.5-14.5	<25	<25	<25	<25	<25	NA	<25	<25	<2.9	<4.0
	S-10	25.0-27.0	<25	<25	<25	<25	<25	NA	<25	<25	<3.7	<5.7

Note: Bold = value exceeds the NR746 Table 1 or Table 2 standards. Italics = exceeds NR 720 standards, NS = no standard, NA = Not Analyzed
Benzene was assumed to exceed the NR 720 generic soil standard in samples TB-5 (S-5) and TB-6 (S-6) due to the presence and extent of other contaminants

Summary of Soil Laboratory Analytical Results
Vernon Cooperative Cardtrol Site
Viroqua, Wisconsin

***November 2, 1998**

Test Boring	Sample #	Sample Depth (ft)	Benzene (ppb)	Ethyl Benzene (ppb)	MTBE (ppb)	Toluene (ppb)	Xylene (Total) (ppb)	Naphthalene (ppb)	1,2,4-TMB's (ppb)	1,3,5-TMB's (ppb)	GRO (Total) (ppm)	DRO (Total) (ppm)
TB-13	S-6	19-21	<32	<32	<32	<32	<96	NA	<32	<32	<6.4	<6.4
TB-14	S-4	29-31	<190	6970	<190	<190	<i>15200</i>	NA	19700	5610	333	50
	S-5	34-36	<31	<31	<31	<31	<92	NA	47	<31	<6.2	<5.6

Note: Bold = value exceeds the NR 746 Table 1 or Table 2 standards. Italics = exceeds NR 720 standards, NS = no standard, NA = Not Analyzed

METCO

Environmental Consulting, Fuel System Design, Installation and Service
 2956 Airport Road – La Crosse, WI 54603 608-781-8879

Groundwater Analytical Results Map

LEGEND

- ⊕ TEST BORING
- ⊕ MONITORING WELL

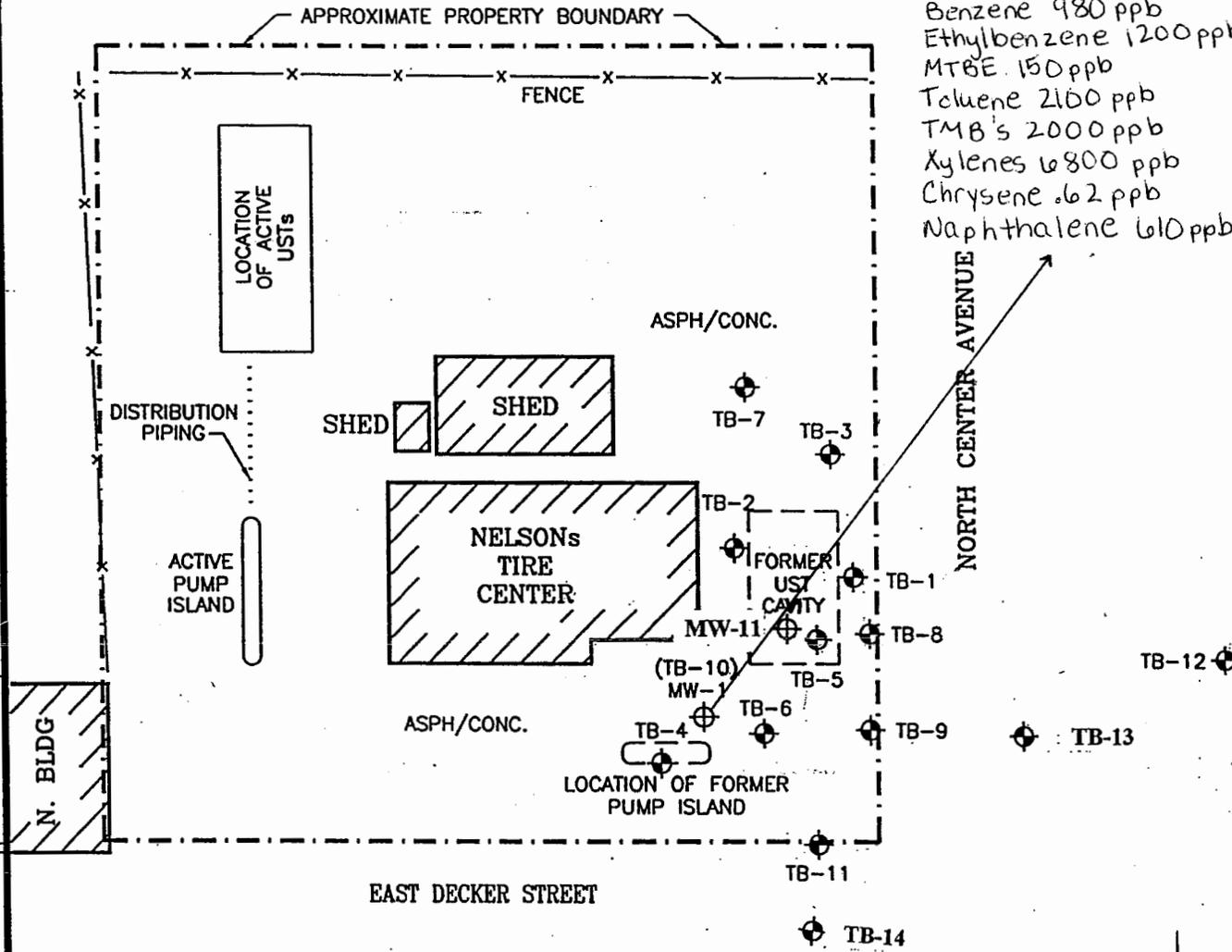
NOTE

- TB-1 THROUGH TB-6 (12/9-6/97)
- TB-7 THROUGH TB-12 (4/17-18/97)

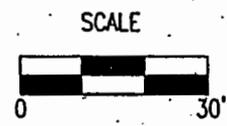
MW-1 ES Exceedances
(7-15-99)

Benzene 980 ppb
Ethylbenzene 1200 ppb
MTBE 150 ppb
Toluene 2100 ppb
TMB's 2000 ppb
Xylenes 6800 ppb
Chrysene .62 ppb
Naphthalene 610 ppb

DRAWING NO. 96.4/6R6 | DRAWN BY: KMA | 9/30/97 | CHECKED BY: RMS | 7/20/97 | APPROVED BY: JKA | 9/30/97



THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



**Test Boring Locations
Vernon Cooperative
Cardrol Site
Viroqua, Wisconsin**

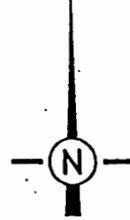


FIGURE NO.
1

Modified by METCO.KP
10 31-05

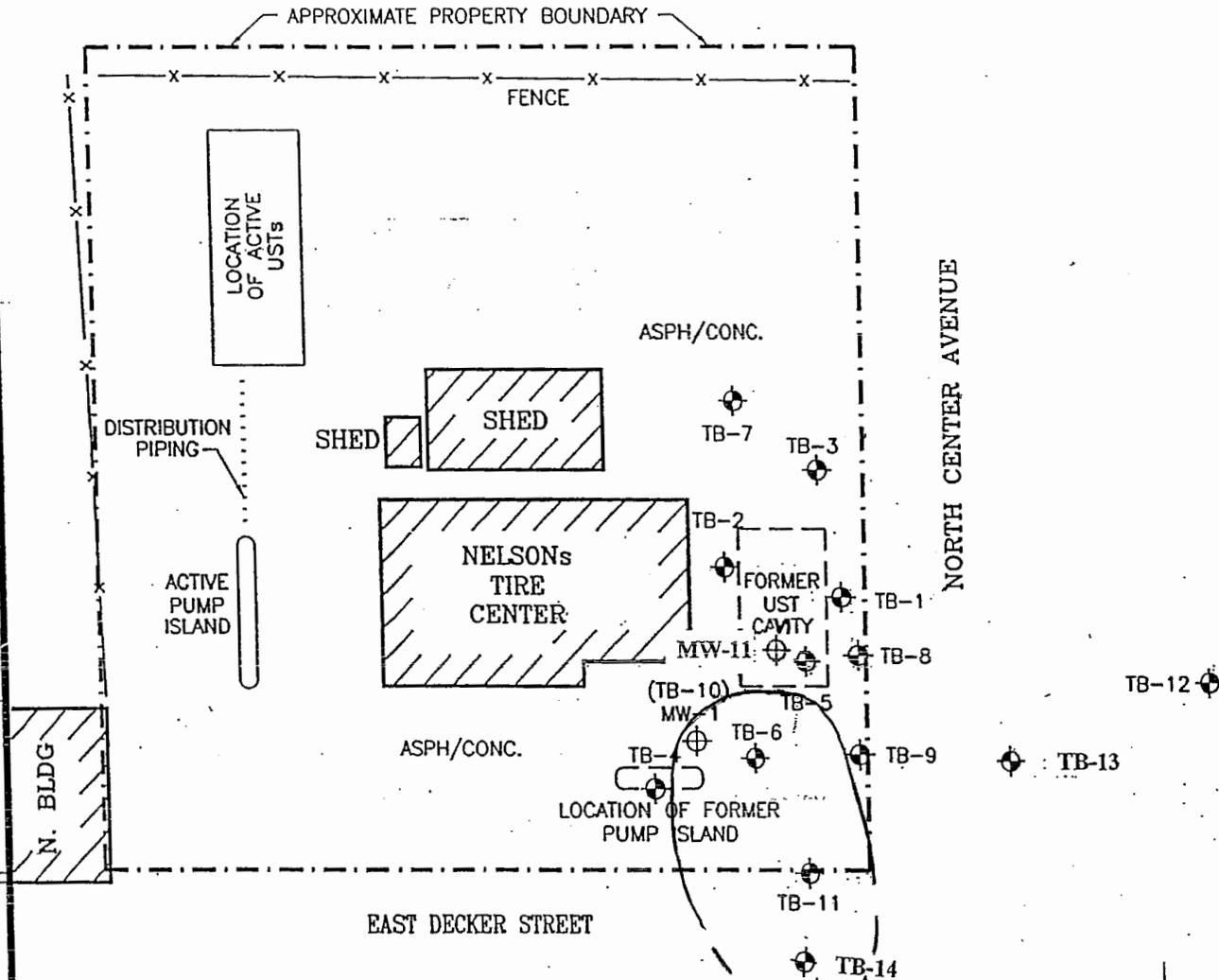
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 DRAWN BY: KMA 9/30/97
 CHECKED BY: RMS 7/30/97
 APPROVED BY: JKA 9/30/97

LEGEND

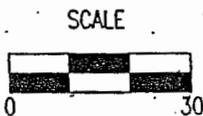
-  TEST BORING
-  MONITORING WELL

NOTE

- TB-1 THROUGH TB-6 (12/9-6/97)
- TB-7 THROUGH TB-12 (4/17-18/97)



Extent of Residual Soil Contamination
 Exceeding NR 720 and/or NR 746 Guidelines

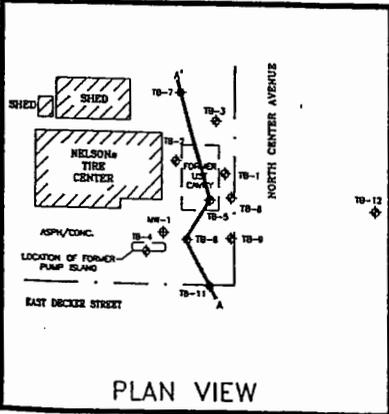
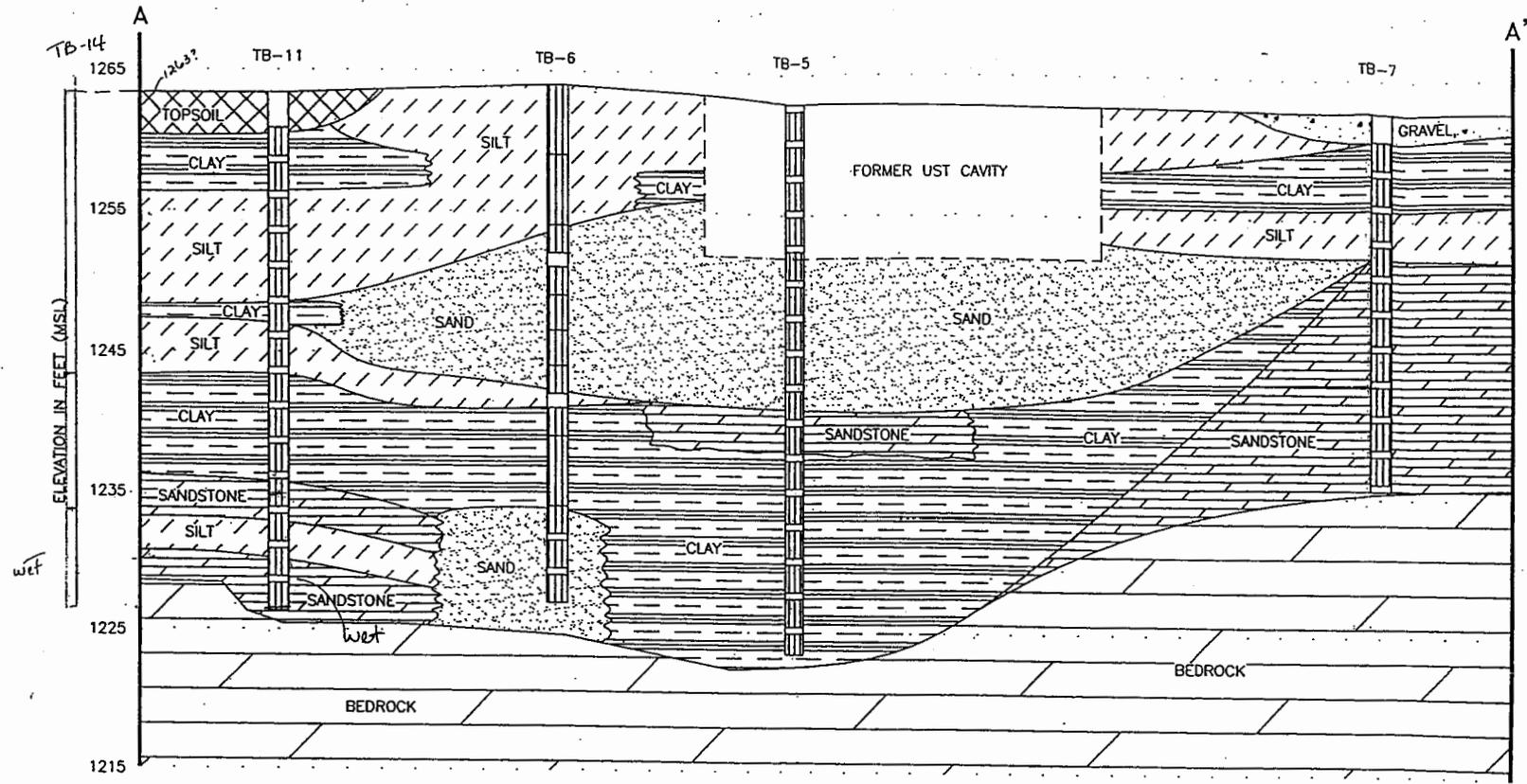


**Test Boring Locations
 Vernon Cooperative
 Cardrol Site
 Viroqua, Wisconsin**

FIGURE NO.
1

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO. 96-476R8
 DRAWN BY: KMA
 9/30/97
 CHECKED BY: KHS
 9/30/97
 APPROVED BY: JJA
 9/30/97



LEGEND
 ▨ SAMPLE INTERVAL

Fluid Management
 A Division of ENVIROGEN, Inc.

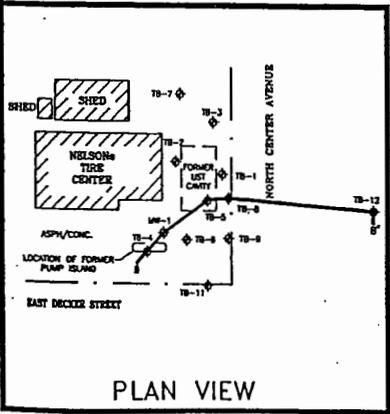
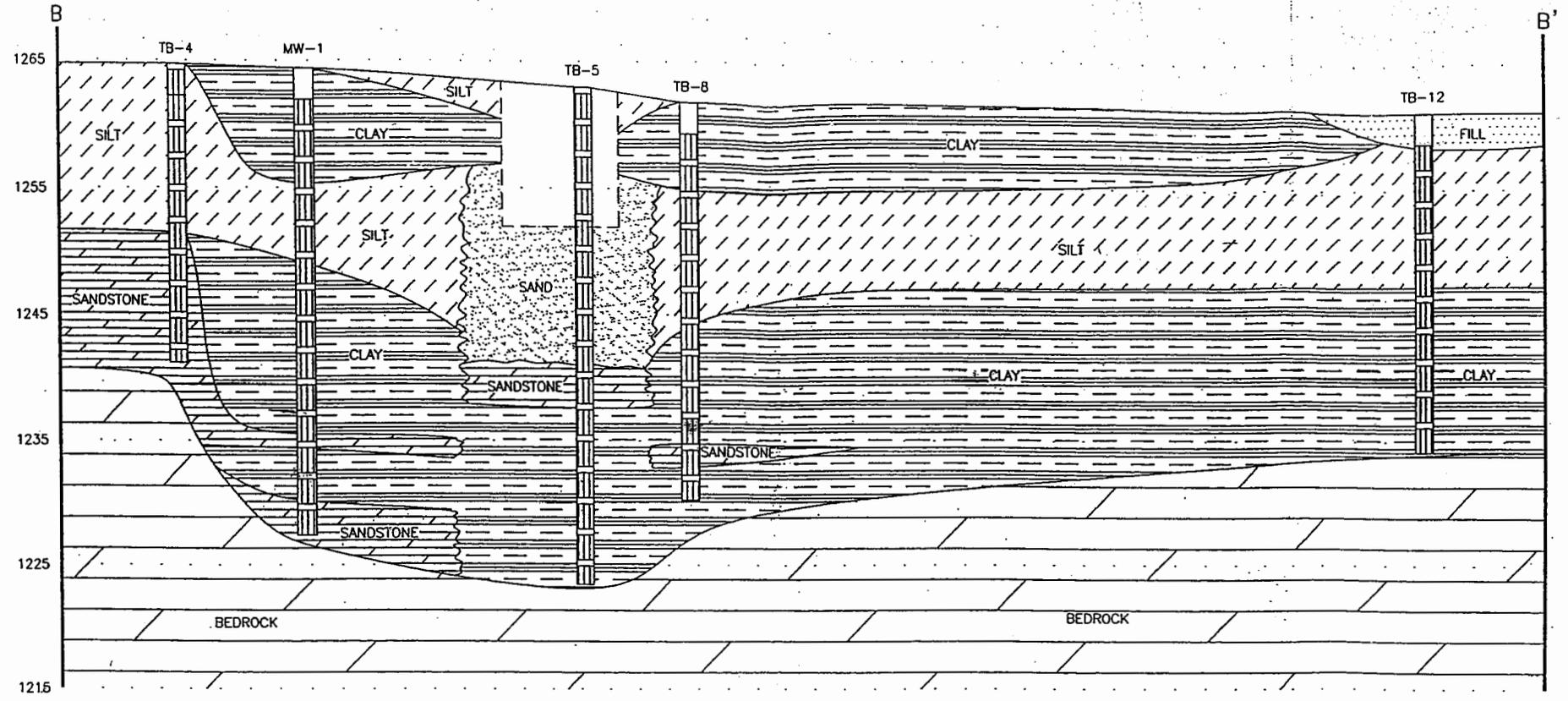
SCALE
 HORIZONTAL: 1" = 10'
 VERTICAL: 1" = 10'

Geologic Cross-Section A-A'
 Vernon Cooperative
 Cardrol Site
 Viroqua, Wisconsin

FIGURE NO.
 8

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN THE AID SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO. 96.476R9
 DRAWN BY: KMA
 9/30/97
 CHECKED BY: KKS
 9/30/97
 APPROVED BY: JKA
 9/30/97



LEGEND
 ||| SAMPLE INTERVAL

Fluid Management
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SCALE
 HORIZONTAL: 1" = 10'
 VERTICAL: 1" = 10'

Geologic Cross-Section B-B'
 Vernon Cooperative
 Cardtrol Site
 Viroqua, Wisconsin

FIGURE NO.
 9

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

WDNR BRRTS Case #: 03-63-107724

WDNR Site Name: Vernon Co-op Cardtrol Station

Geographic Information System (GIS) Registry of Closed Remediation Sites

In compliance with the revisions to the NR 700 rule series requiring certain closed sites to be listed on the Geographic Information System (GIS) Registry of Closed Remediation Sites (Registry) effective Nov., 2001, I have provided the following information.

To the best of my knowledge the legal descriptions provided and attached to this statement are complete and accurate.

Responsible Party: Gary L. Volden Gen. Manager
(print name/title)

Gary L. Volden 9/16/05
(signature) (date)



2956 Airport Road ♦ La Crosse, Wisconsin 54603

608-781-8879 ♦ 800-552-2932 ♦ Fax: 608-781-8893 ♦ E-mail: rona@metcohq.com

December 12, 2005

Director of Public Works
City of Viroqua
202 N Main Street
Viroqua, WI 54665

Notification: Vernon Co-op Oil-Cardrol Station (BRRTS # 03-63-107724), Conditional Case Closure
Notification

To Whom it May Concern,

I am writing on behalf of Gary Volden, to inform you that soil contamination from the Vernon Co-op Oil-Cardrol Station LUST site, located at 120 East Decker Street, Viroqua, WI, exists within the right-of-way of North Center Avenue and East Decker Street.

As part of the required documentation, you are hereby notified that residual petroleum contamination exists in the soil within the right-of-way of North Center Avenue and East Decker Street to the southeast of the Vernon Co-op site. Soil contamination exceeding the NR720 Soil Cleanup Standards was found to exist in the area of the removed underground storage tanks. This soil contamination extends partially into the right of way of North Center Avenue and East Decker Street and exists from approximately 10 to 35 feet below ground surface. We are enclosing site maps displaying inferred soil contamination plumes.

If the contaminated soil or groundwater is encountered during future construction, it may pose inhalation or other direct contact hazards. Any contaminated soil or groundwater encountered will require sampling and analysis, as well as proper storage, treatment, and disposal of any excavated materials. We are enclosing site maps displaying inferred soil and groundwater contamination plumes.

If you have any questions, or require more detailed information, please contact me at METCO's La Crosse office (608-781-8879).

Sincerely,

A handwritten signature in black ink that reads "Jason T. Powell".

Jason T. Powell
Staff Scientist

Enclosure: Map

c: Gena Larson - Commerce
Gary Volden - Client

METCO

Environmental Consulting, Fuel System Design, Installation and Service
2956 Airport Road - La Crosse, WI 54603 608-781-8879

428707

Document Number

DEED RESTRICTION

Declaration of Restrictions

In Re: Lot Three (3) and Lot Four (4), Block Eleven (11), Original Plat of the Village, now City of Viroqua, Vernon County, Wisconsin.

STATE OF WISCONSIN)
) ss
COUNTY OF Vernon)

WHEREAS, Vernon Cooperative Oil Association is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property, and as of December 9-10, 1996, April 17-18, 1997, November 2, 1998, and July 19, 2005, when soil samples were collected on this property, petroleum-contaminated soil remained on this property at the following location: In and south of the former UST area and east/southeast of the former dispenser area as noted on the attached site layout map (Exhibit A).

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The asphalt pavement that existed on the above-described property in the location shown on the attached map, labeled "Exhibit A" on the date that this restriction was signed shall be maintained in compliance with the "Pavement Cover Maintenance Plan" dated January 12, 2006, that was submitted to the Wisconsin Department of Natural Resources by Jason T. Powell of METCO, as required by section NR 724.13 (2), Wis. Adm. Code (October 1999). A copy of the maintenance plan can be found at the Vernon Cooperative Oil Association office located at 107 Railroad Avenue, Viroqua, WI 54665-0026. This pavement must be maintained in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code. If soil that remains on the property in the location or locations described above where there is residual contamination is excavated in the future, the soil must be sampled and analyzed, may be

428707
Recorded Vernon County, WI
Register of Deeds Office
KONNA SPAETH, REGISTER

02/17/2006
11:00 AM

17.00 pd

Recording Area 637-3271

Name and Return Address

Gary Volden
Vernon Co-op Oil Association
P.O. Box 26
Viroqua, WI 54665-0026

286-76

286-78

Parcel Identification Number(PIN)

considered solid or hazardous waste if residual contamination remains and must be stored, treated and disposed in compliance with applicable statutes and rules.

In addition, the following activities are prohibited on any portion of the above-described property where pavement is required, as shown on "Exhibit A", unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Replacement with another barrier; (2) Excavating or grading of the land surface; (3) Filling on capped or paved areas; (4) Plowing for agricultural cultivation; and (5) Construction or placement of a building or other structure in an area where pavement is required.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

"Exhibit A"

LEGEND

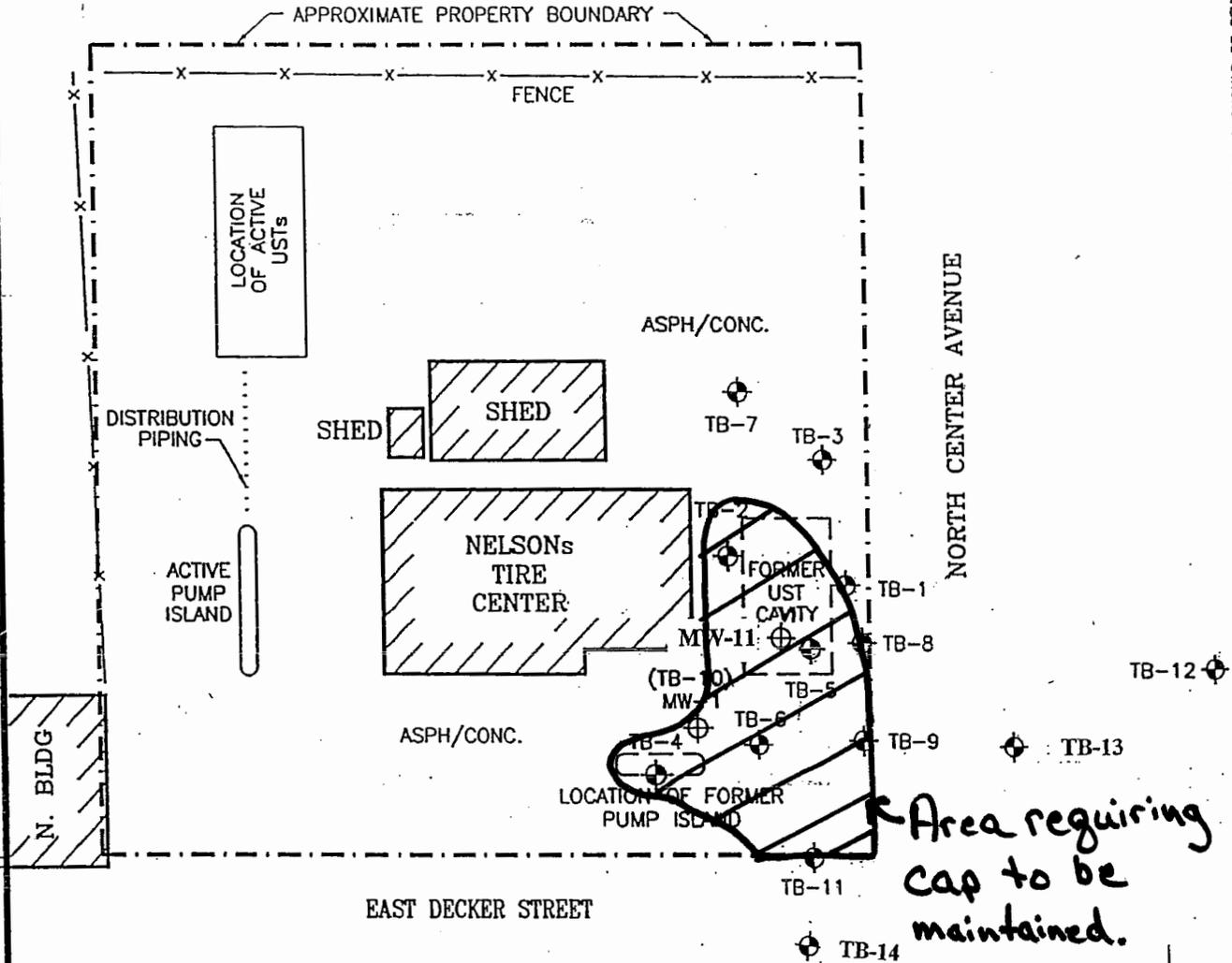
- ⊕ TEST BORING
- ⊕ MONITORING WELL

NOTE

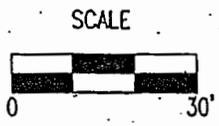
TB-1 THROUGH TB-6 (12/9-6/97)
 TB-7 THROUGH TB-12 (4/17-18/97)

DRAWING NO. 96.4/5R6
 DRAWN BY: KMA 9/30/97
 CHECKED BY: RMS 7/29/97
 APPROVED BY: JKA 9/13/97

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



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**Test Boring Locations
 Vernon Cooperative
 Cardrol Site
 Viroqua, Wisconsin**

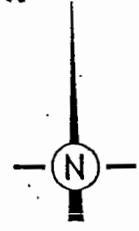


FIGURE NO.
1

Modified by METCO (JP) 2/16/06

By signing this document, Gary L. Volden asserts that he is duly authorized to sign this document on behalf of Vernon Cooperative Oil Association.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 17 day of Feb, 2006.

Signature: Gary L. Volden
Printed Name: Gary L. Volden

Subscribed and sworn to before me this 17th day of February, 2006

Renee Wiggstad
Notary Public, State of Wisconsin
My commission 3/22/09



Jason T. Powell of METCO, based on a model deed restriction provided by the Wisconsin Department of Natural Resources, drafted this document.

PAVEMENT COVER MAINTENANCE PLAN

January 12, 2006

Vernon Co-op Cardtrol Station

Property Located at:

120 East Decker Street, Viroqua, WI 54665

FID # 663049640, WDNR BRRTS # 03-63-107724

See attached deed for legal description. (TAX # 286-76 & 286-78)

Introduction

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 maintenance activities relate to the existing paved surface occupying the area over the contaminated soil on the property. The contaminated soil is impacted by Gasoline Range Organics, 1,2,4 & 1,3,5-Trimethylbenzene, Benzene, Ethylbenzene, Xylene, Naphthalene, and Toluene. The location of the paved surface to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Exhibit A).

Cover Purpose

The paved surface over the contaminated soil serves as a partial infiltration barrier to minimize future soil-to-groundwater contaminant migration that would violate the groundwater standards in ch. NR 140, Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surface overlying the contaminated soil as depicted in Exhibit A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site or property prior to disposal to ascertain if contaminants remain. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the paved surface overlying the contaminated soil are removed or replaced, the replacement barrier must be, at a minimum, equally impervious as the original paved surfaces. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the paved surfaces, will maintain a copy of this Maintenance Plan at the Vernon Cooperative Oil Association office located at 107 Railroad Avenue, Viroqua, WI 54665-0026 and make it available to all interested parties (i.e. on-site or on-property employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information

January 2006

Site or Property Owner and Operator:

Gary Volden
Vernon Cooperative Oil Association
P.O. Box 26
Viroqua, WI 54665
(608) 637-3271

Consultant: Jason T. Powell
METCO
2956 Airport Road
La Crosse WI, 54603
(608) 781-8879

WDNR: Mae Willkom
1300 Clairemont Avenue
P.O. Box 4001
Eau Claire, WI 54307
(715) 839-3748

"Exhibit A"

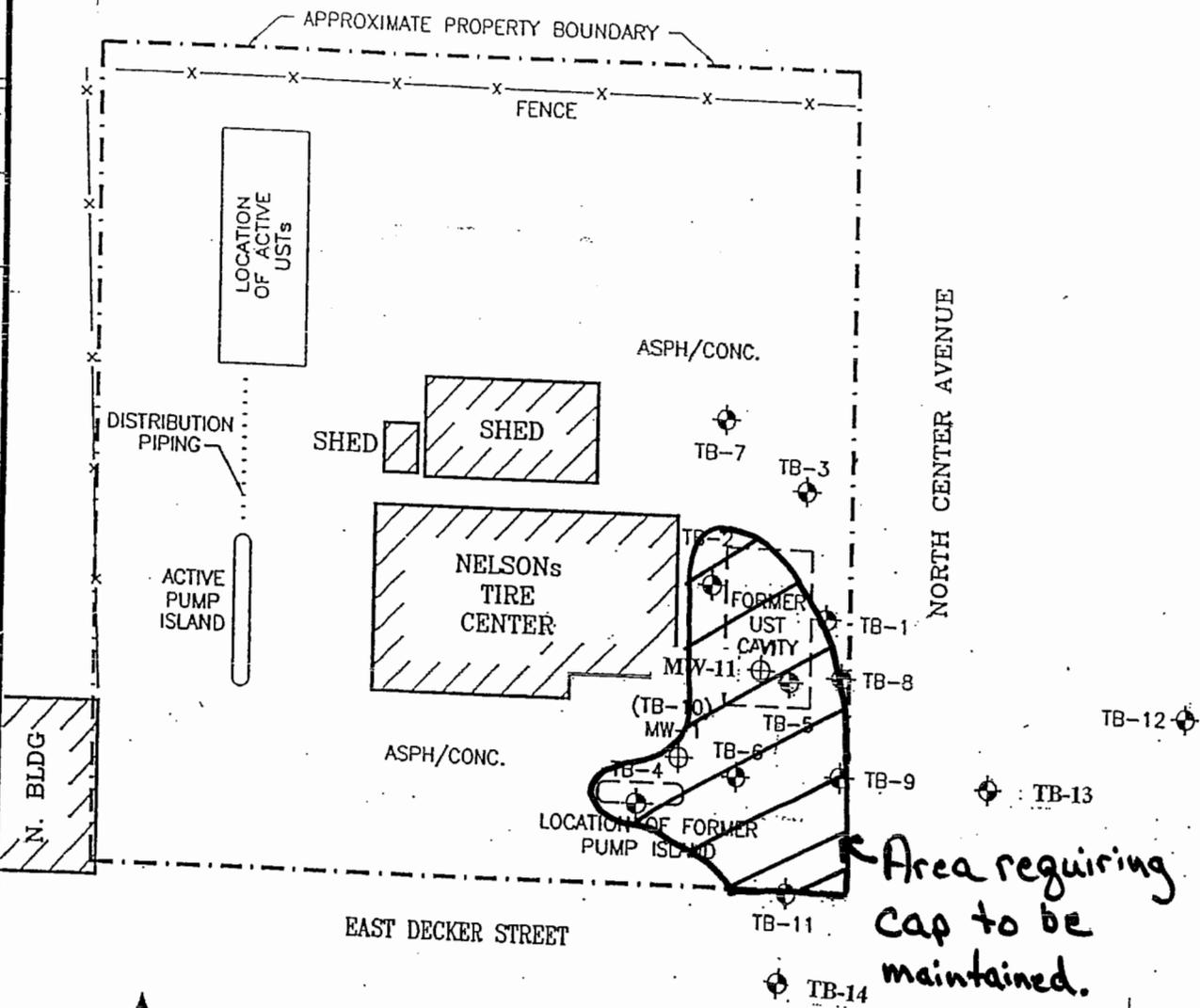
LEGEND

- ⊕ TEST BORING
- ⊕ MONITORING WELL

NOTE

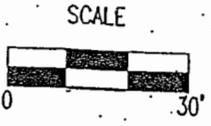
TB-1 THROUGH TB-6 (12/9-6/97)
 TB-7 THROUGH TB-12 (4/17-18/97)

DRAWING NO. 96.4/6R6
 DRAWN BY: KMA
 CHECKED BY: EMS
 APPROVED BY: JLA
 9/30/97
 7/20/97
 9/13/97



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*Test Boring Locations
 Vernon Cooperative
 Cardrol Site
 Viroqua, Wisconsin*

FIGURE NO.
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Modified by METCO (JP) 2/16/06

