

GIS REGISTRY INFORMATION

SITE NAME: Coca-Cola Bottling Co - East
BRRTS #: 02-05-477796 **FID # (if appropriate):** _____
COMMERCE # (if appropriate): _____
CLOSURE DATE: 08/02/2006
STREET ADDRESS: 825 Pilgrim Way
CITY: Ashwaubenon

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 673598 Y= 447164

CONTAMINATED MEDIA: _____ _____ _____

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: 811 Pilgrim Way

GPS COORDINATES (meters in WTM91 projection): X= 673618 Y= 447144

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

IF YES, STREET ADDRESS 1: 811 Pilgrim Way

GPS COORDINATES (meters in WTM91 projection): X= 673618 Y= 447144

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	X
County Parcel ID number, if used for county, for all affected properties	X
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.	X
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.	X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X
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.	X
GW: Table of water level elevations, with sampling dates, and free product noted if present	X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)	X
RP certified statement that legal descriptions are complete and accurate	X
Copies of off-source notification letters (if applicable)	X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	
Copy of any maintenance plan referenced in the deed restriction.	



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

August 2, 2006

Mr. Joseph Richardson
Coca-Cola Enterprises, Inc.
10330 Old Columbia Road
Columbia, MD 21046

SUBJECT: Final Case Closure By Closure Committee With Conditions Met
Coca-Cola Bottling Co – East, 825 Pilgrim Way, Green Bay, WI
WDNR BRRTS Activity # 02-05-477796

Dear Mr. Richardson:

On March 16, 2006, the Northeast 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 16, 2006, you were notified that the Closure Committee had granted conditional closure to this case.

On July 28, 2006, the Department received final correspondence indicating that you have complied with the requirements of closure (soil and groundwater GIS registration and monitoring well abandonment). 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.

Residual soil contamination remains on as well as off-site as indicated in the information submitted to the Department of Natural Resources. If any impacted soil 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.

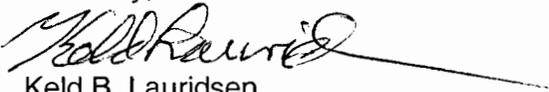
Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed

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.

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.

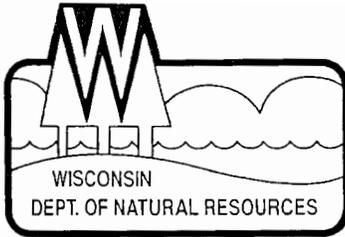
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 662-5420.

Sincerely,



Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

cc: Philip Brochocki, Foth & Van Dyke (electronic copy)
Thomas Juza, DATO Investments, LLC,
4688 Golden Pond Park Court, Oneida, WI 54155-9292



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
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2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
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March 16, 2006

Joseph Richardson
Coca-Cola Enterprises, Inc.
10330 Old Columbia Rd.
Columbia, MD 21046

Subject: Conditional Closure Decision With Requirements to Achieve Final Closure for
Coca-Cola Bottling Co. East, 825 Pilgrim Way, Green Bay, Wisconsin
WDNR BRRTS Activity # 02-05-477796

Dear Mr. Richardson:

On March 16, 2006, the Northeast Region Closure Committee reviewed your request for closure of the case described above. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination on the site appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Keld Lauridsen on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. 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 site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

Please be aware that the 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 to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 662-5420.

Sincerely,

A handwritten signature in cursive script, appearing to read "Keld Lauridsen".

Keld Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

cc: Philip R. Brochocki, Foth & Van Dyke,
2737 S. Ridge Rd., Green Bay, WI 54307-9012

EXHIBIT 'A'

That part of Private Claim No. 22, West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Commencing at the intersection of the South line of said Private Claim No. 22, West side of Fox River and the East line of Oneida Street, as recorded in Volume 108 of Miscellaneous Records on page 138, Brown County Records, thence Northeasterly along the East line of said Oneida Street 148.8 feet to the place of beginning, thence continuing Northeasterly along the East line of said Oneida Street 500.0 feet to the South line of Airport Drive, now Pilgrim Way, as recorded in Volume 672 of Records on page 649, Brown County Records, thence Southeasterly along the South line of said Airport Drive, now Pilgrim Way, 400.0 feet, thence Southwesterly and parallel with the East line of said Oneida Street 500.00 feet, thence Northwesterly and parallel with the Southerly line of said Airport Drive, now Pilgrim Way, 400.0 feet to the place of beginning, excepting therefrom any parts used for road purposes.

And

That part of Private Claim No. 22, West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Beginning at the intersection of the South line of said Private Claim No. 22, West side of Fox River and the East line of Oneida Street, as recorded in Volume 108 of Miscellaneous Records on page 138, Brown County Records, thence Northeasterly along the East line of said Oneida Street 148.8 feet, thence Southeasterly parallel with the south line of Airport Drive, now Pilgrim Way, 400.0 feet, thence northeasterly parallel with the east line of said Oneida Street to the South line of Airport Drive, now Pilgrim Way, as recorded in Volume 672 of Records on Page 649, Brown County Records, thence Southeasterly along the South line of said Airport Drive, now Pilgrim Way, 100.0 feet, thence Southwesterly and parallel with the East line of Oneida Street 647.93 feet to the South line of said Private Claim No. 22, West side of Fox River, thence Northwesterly along the South line of said Private Claim 500.0 feet to the place of beginning, excepting therefrom any parts used for road purposes.

STATE BAR OF WISCONSIN FORM 1-1982
WARRANTY DEED

2131685

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
07/02/2004 04:09:46PM

REC FEE: 13.00
TRANS FEE: 13500.00
EXEMPT #
PAGES: 2

This Deed, made between
Pilgrim Pioneers, LLC, a Wisconsin limited liability company, Grantor
and
DATO Investments, LLC, a Wisconsin limited liability company, Grantee,

EVANS TITLE

1300
②

Witnesseth, That the said Grantor, for a valuable consideration of one dollar (\$1.00) and other good and valuable consideration conveys to Grantee the following described real estate in Brown County, State of Wisconsin:

RETURN TO:
First American Title Insurance Co.
P.O. Box 22006
Green Bay, WI 54305

#97561-T
Tax Parcel No. VA-143-7

See attached legal description

This is not homestead property

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Pilgrim Pioneers LLC warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated this 25th day of June, 2004

Pilgrim Pioneers, LLC:

Katherine J. Ambrosius (SEAL)
Katherine J. Ambrosius, Authorized Agent

_____ (SEAL)

Scott R. Corrigan (SEAL)
Scott R. Corrigan, Authorized Agent

_____ (SEAL)

AUTHENTICATION

Signature(s)
authenticated this day of . . .

ACKNOWLEDGEMENT

State of Wisconsin
Brown County } SS:

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by §(4,6)706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Marvin P. Ripp

Personally came before me this 25th day of June, 2004, the above named Katherine J. Ambrosius and Scott R. Corrigan to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

(Signatures may be authenticated or acknowledged.
Both are not necessary.)

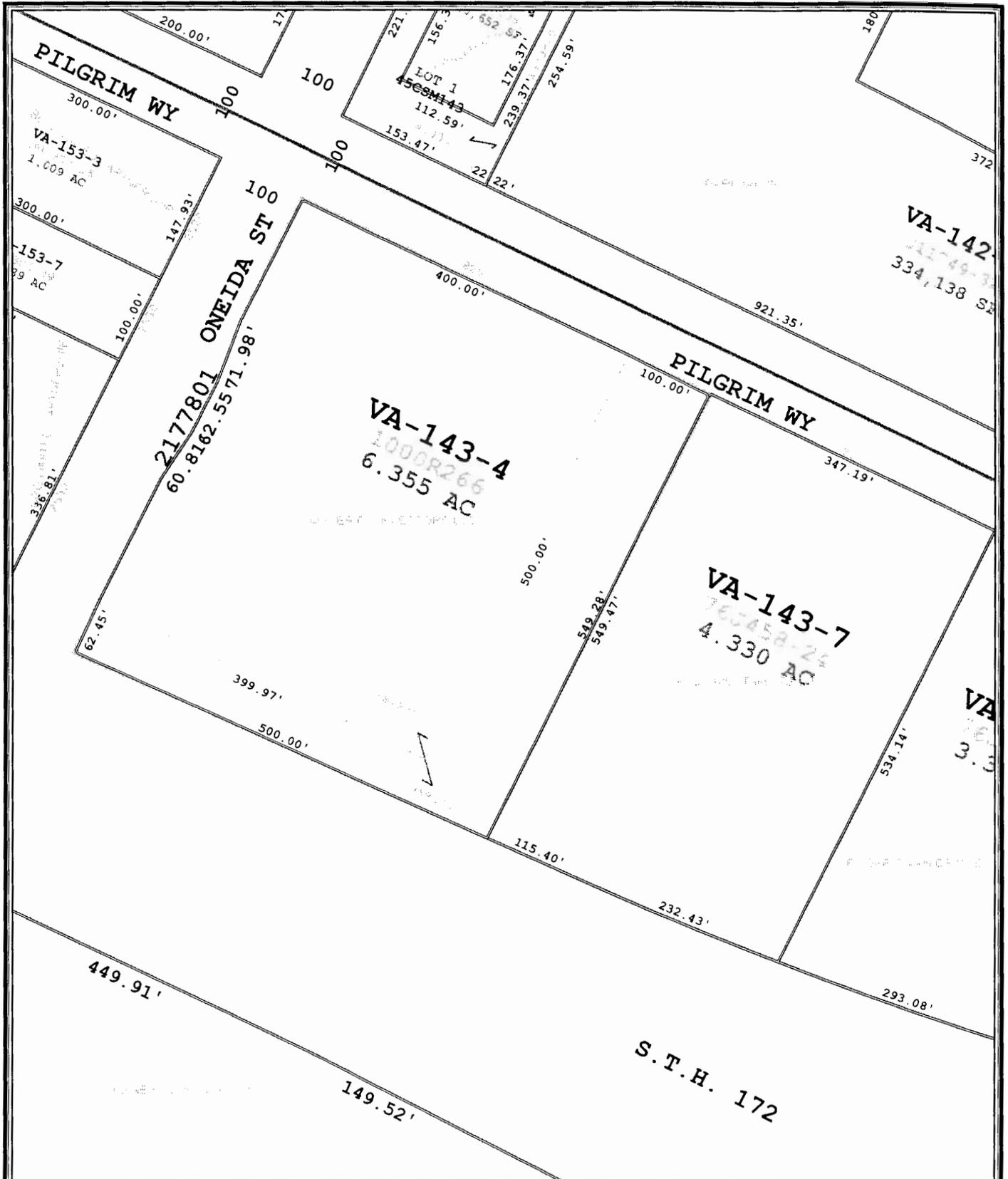


Carolyn M. Toigo
Carolyn M. Toigo
Notary Public State of Wisconsin.
My Commission expires 07/25/2004

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

That part of Private Claim Number Twenty-two (22), West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:
Commencing at the intersection of the easterly right-of-way of Onelda Street and the Southerly right-of-way of Pilgrim Drive (formerly Airport Drive); thence S 64°23'43" E, 500.00 feet along the Southerly right-of-way of Pilgrim Drive to the point of beginning; thence continuing S 64°23'43" E, 347.19 feet along said Southerly right-of-way; thence S 26°34'14" W, 534.14 feet to the Northerly right-of-way of S.T.H. 172; thence 232.42 feet along said right-of-way being the arc of a 4423.66 foot radius curve to the right whose long chord bears N 67°23'19" W, 232.40 feet; thence N 65°53'00" W, 115.40 feet along said right-of-way; thence N 26°34'14" E, 549.28 feet to the point of beginning.

Tax Key No. VA-143-7

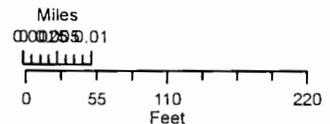


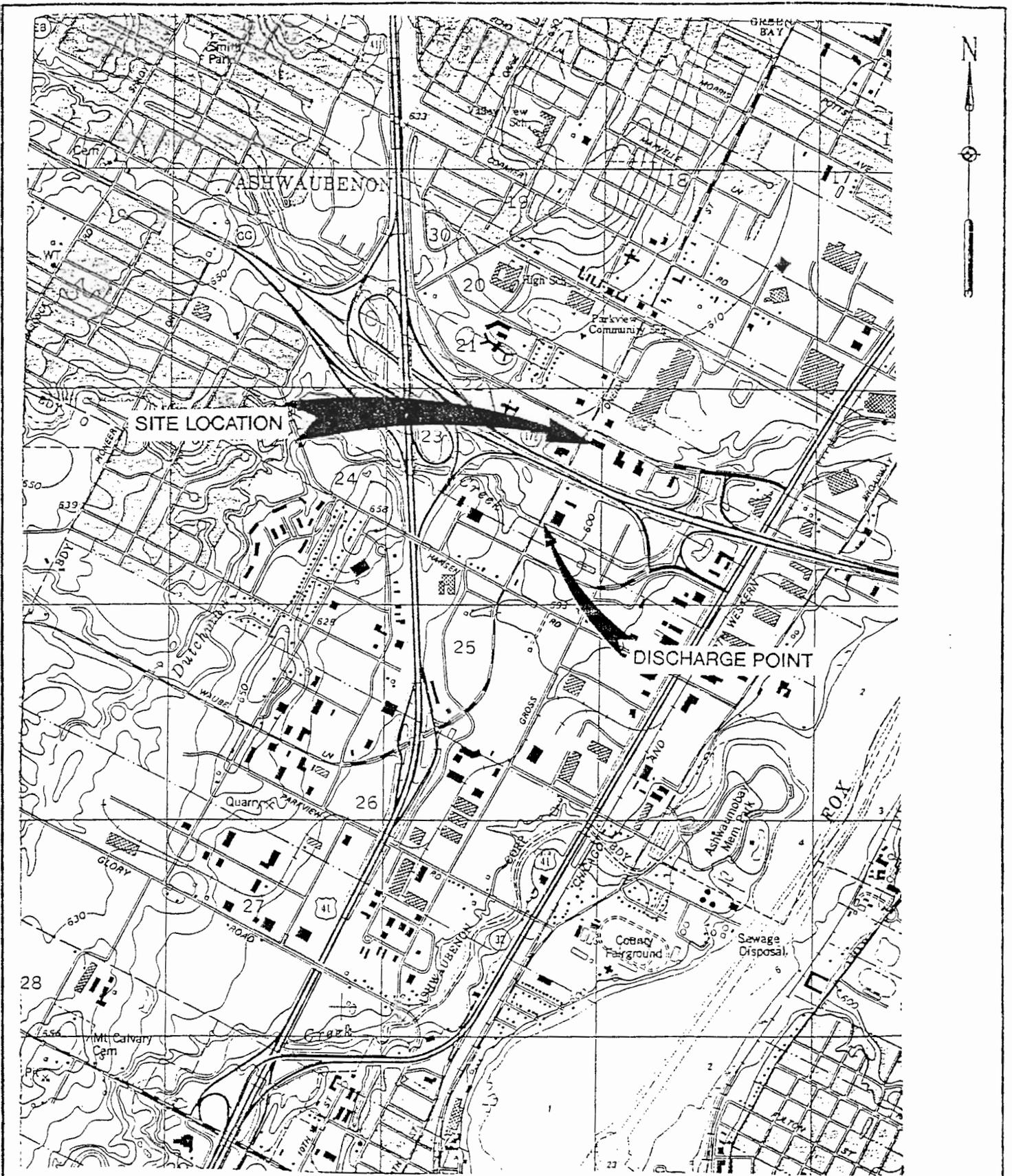
Brown County Wisconsin

Aerial Photo date - ground resolution

This map was created using GIS "Layers" from various dates and sources. Some layers such as parcels are updated often, while other layers like aerial photos may be older. Please check the help / metadata for details.

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an 'AS IS' basis. No warranties are implied. Map created on-line with "GIS interactive mapping": www.co.brown.wi.us/Land Information Office/ GIS map compiled by the Brown County Land Information Office (LIO). Data sources include the LIO group, Survey, Planning, Treasurer, Land Conservation, I.S., Register of Deeds and other departments.





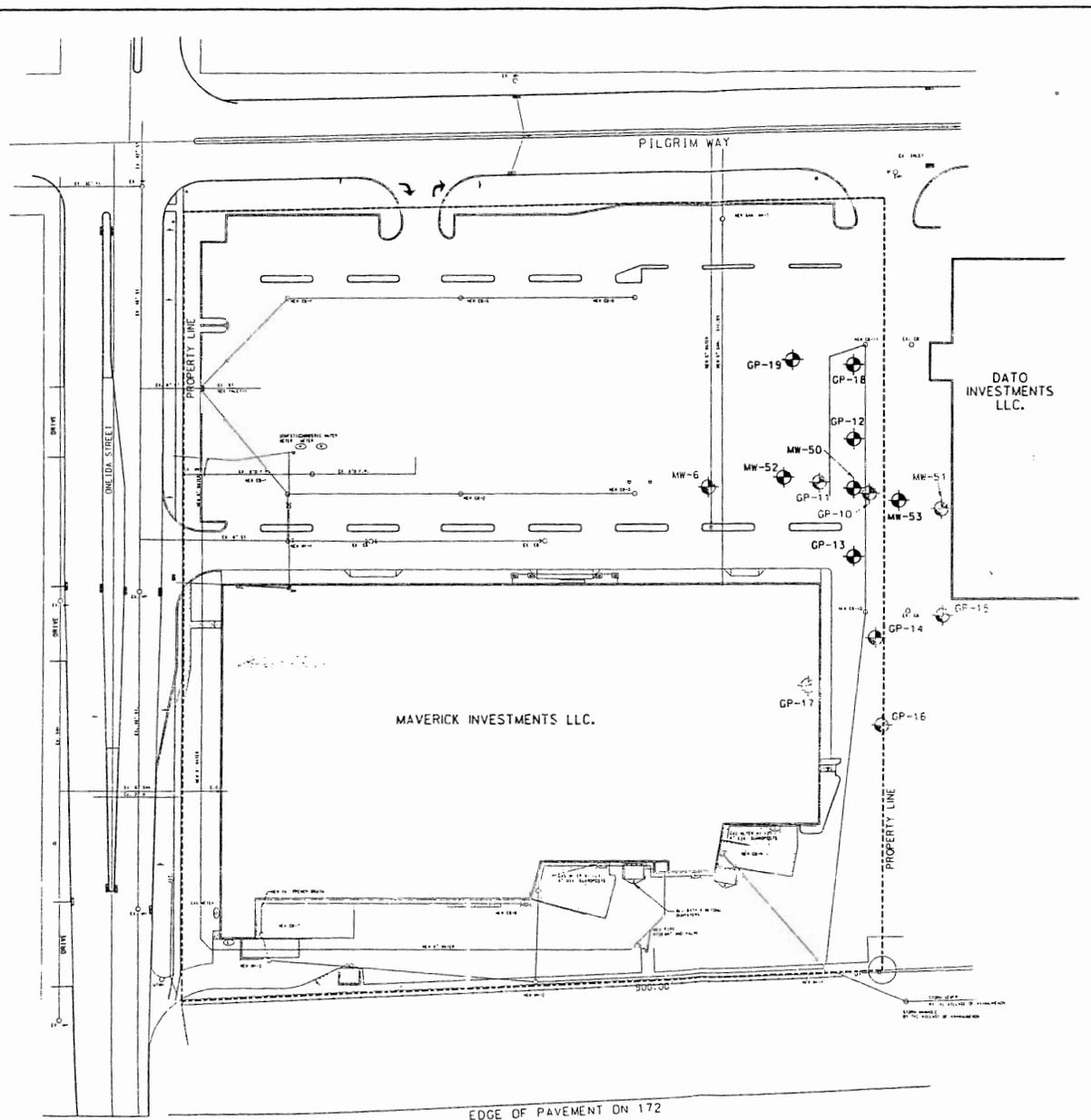
QUADRANGLE LOCATION

U.S.G.S. 7.5 MINUTE DE PERE QUADRANGLE
BROWN COUNTY, WISCONSIN 1982

COCA-COLA ENTERPRISES

SITE LOCATION MAP
GREEN BAY, WISCONSIN

Scale: 1"=2000'	Date: JULY, 1995
Prepared by: Foth & Van Dyke	By: KMP



LEGEND

- GP-13 GEOPROBE NUMBER AND LOCATION
- MW-50 MONITORING WELL NUMBER AND LOCATION
- APPROXIMATE PROPERTY LINE
- BUILDING
- MW-51 ABANDONED MONITORING WELL NUMBER AND LOCATION

NOTE:
SITE PLAN PROVIDED BY HARRIS & ASSOCIATES, APPLETON, WI.

COCA-COLA ENTERPRISES			
FIGURE 1			
GREEN BAY, WISCONSIN PROPERTY BOUNDARY INVESTIGATION EXISTING CONDITIONS			
Scale:		Date:	DECEMBER, 2005
Prepared By:	Foth & Van Dyke	By:	JOW 03C022

EDGE OF PAVEMENT ON 172

Coca-Cola Enterprises, Green Bay, Wisconsin

East Property Boundary Site Groundwater Sampling Results - Selected Compounds

Well ID	Date	MTBE ug/l	Benzene ug/l	Ethylbenzene ug/l	Toluene ug/l	Xylenes ug/l	1,3,5-TMB ug/l combined	1,2,4-TMB ug/l combined	Acenaphthene ug/l	Fluorene ug/l	Methyl-1- Naphthalene ug/l	Methyl-2- Naphthalen ug/l	Napthalene ug/l	Phenanthrene ug/l
PAL/ES			0.5/5	140/700	68.6/343	124/620	96/480	96/480	NE	80/400	NE	NE	8/40	NE
MW-06	3/3/2000	<1.9	83	73.	2.5	11	8.4	28.	ANR	ANR	ANR	ANR	7.1	ANR
	5/16/2000	<1.9	95	85.	<2.1	<4.1	<2.1	44	ANR	ANR	ANR	ANR	<2.1	ANR
	8/14/2003	<0.60	1.2	<0.47	<0.61	<0.99	<0.72	0.64	1.0	0.53	7.0	1.6	8.7	<0.030
	9/15/2003	<0.60	24	36.	2.3	26.9	2.8	31	0.80	0.37	7.0	<0.037	2.0	<0.030
	1/16/2004	<0.60	13	15.	<0.61	2.2	<0.72	12.	ANR	ANR	ANR	ANR	<0.46	ANR
	4/2/2004	<0.45	7.3	2.4	<0.5	<0.92	<0.46	<0.53	ANR	ANR	ANR	ANR	<0.65	ANR
3	7/9/2004	missing	missing	missing	missing	missing	missing	missing	missing	missing	missing	missing	missing	missing
	8/27/2004	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned
MW-50	3/3/2000	<8.4	270	62.	270.	240	10.	45.	ANR	ANR	ANR	ANR	16	ANR
	5/16/2000	<4.7	870	190.	190.	374.	35.	91	ANR	ANR	ANR	ANR	24	ANR
	8/14/2003	<12	330.	150	27	164.	<14	72	1.2	0.71	5.2	1.9	12	<0.030
	9/15/2003	<60	1900.	580	1300.	1930.	190	390	2.8	2.0	47	16	68	<0.30
1	1/16/2004	<15	1100	310.	610.	1310	42.	230	ANR	ANR	ANR	ANR	38	ANR
	4/2/2004	<22	730	240	81	243.	<23	120.	ANR	ANR	ANR	ANR	85	ANR
	7/9/2004	<45	900.	260	<50	<92	<46	110	ANR	ANR	ANR	ANR	<65	ANR
	12/27/2004	<4.5	200	9.4	32.	280	16	44	ANR	ANR	ANR	ANR	<6.5	ANR
	3/1/2005	<4.4	550	140.	190.	480	21	86	ANR	ANR	ANR	ANR	22	ANR
	4/15/2005	<4.4	1100	210.	480	1110	60	120	ANR	ANR	ANR	ANR	29	ANR
	6/28/2005	<22	450	140	<25	61	<24	65.	ANR	ANR	ANR	ANR	<23	ANR
MW-51	3/3/2000	<0.42	<0.24	<0.26	<0.24	<0.50	<0.27	<0.27	ANR	ANR	ANR	ANR	<0.25	ANR
	5/16/2000	<0.47	<0.50	1.6	1.5	<1.0	<0.52	<0.55	ANR	ANR	ANR	ANR	<0.52	ANR
	8/14/2003	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw
	9/15/2003	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw
	10/1/2003	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned
MW-52	8/14/2003	<0.60	250.	3.9	100.	238.	8.6	17	<0.022	<0.022	<0.020	<0.037	<0.013	<0.030
	9/15/2003	<3.0	710.	150.	510.	720	26.	91	0.57	0.28	11	2.9	18	<0.030
	1/16/2004	<1.2	360.	81	230.	370.	34	49.	ANR	ANR	ANR	ANR	7.4	ANR
	4/2/2004	<4.5	430	88.	260.	420	12.	52.	ANR	ANR	ANR	ANR	18	ANR
	7/6/2004	<0.45	48	1.4	3.7	4.6	<0.46	1.7	ANR	ANR	ANR	ANR	<0.65	ANR
	12/27/2004	<22	1600.	690.	1500.	4700.	370	970.	ANR	ANR	ANR	ANR	180	ANR
	3/1/2005	<22	590	310.	510.	1830	170	460.	ANR	ANR	ANR	ANR	130	ANR
	4/15/2005	<22	170	120.	110	720.	170	270	ANR	ANR	ANR	ANR	100	ANR
	6/28/2005	<0.44	82.	28.	14.	228	54.	120.	ANR	ANR	ANR	ANR	34	ANR
MW-53	2	1/16/2004	<1.2	380.	79.	220.	390	<1.1	230.	ANR	ANR	ANR	6.6	ANR
	4/2/2004	<8.9	110	190	11	422.	72	200	ANR	ANR	ANR	ANR	40	ANR
	7/6/2004	<0.89	41	56.	<1.0	27	16.	15.	ANR	ANR	ANR	ANR	8.7	ANR
	12/27/2004	<0.45	<0.45	<0.42	<0.50	<0.92	<0.46	<0.53	ANR	ANR	ANR	ANR	<0.65	ANR
	3/1/2005	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen
	4/15/2005	2.0	13.	1.8	3.0	234.	25	100.	ANR	ANR	ANR	ANR	4.3	ANR
	6/28/2005	<0.44	20	20.	1.4	5.5	1.1	8.	ANR	ANR	ANR	ANR	<0.47	ANR

Coca-Cola Enterprises, Green Bay, Wisconsin

East Property Boundary Site Groundwater Sampling Results - Selected Compounds

Well ID	Date	MTBE ug/l	Benzene ug/l	Ethylbenzene ug/l	Toluene ug/l	Xylenes ug/l	1,3,5-TMB ug/l combined	1,2,4-TMB ug/l combined	Acenaphthene ug/l	Fluorene ug/l	Methyl-1- Naphthalene ug/l	Methyl-2- Naphthalen ug/l	Napthalene ug/l	Phenanthrene ug/l
PAL/ES			0.5/5	140/700	68.6/343	124/620	96/480	96/480	NE	80/400	NE	NE	8/40	NE
GP-10	8/15/2003	<6.0	690	350.	110	2380.	130.	430	0.77	0.61	9.1	3.3	16	<0.30
	1/16/2004	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	4/2/2004	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	5/7/2004	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned
GP-11	8/15/2003	<30	400.	180.	500.	2180.	190.	550.	3.9	2.6	68	26	63	<0.15
	1/16/2004	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	4/2/2004	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	5/7/2004	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned
GP-12	8/15/2003	<2.4	70.	20.	8.5	85.	4.1	14	NS	NS	NS	NS	NS	NS
	1/16/2004	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	4/2/2004	<45	810.	450.	<50	2640.	190.	870	ANR	ANR	ANR	ANR	<65	ANR
	4/30/2004	<45	1600	970.	78.	5940.	590.	2200	ANR	ANR	ANR	ANR	160	ANR
	7/6/2004	<22	930.	590.	82.	2650.	280	860	ANR	ANR	ANR	ANR	110.	ANR
	12/27/2004	<22	880	500.	49.	1260	330	780	ANR	ANR	ANR	ANR	79	ANR
	3/1/2005	<22	580.	340	46.	912.	230	580.	ANR	ANR	ANR	ANR	100	ANR
	4/15/2005	<22	370.	140.	<25	558	220.	250	ANR	ANR	ANR	ANR	<23	ANR
	6/28/2005	<22	530	310	<25	650.	190	430	ANR	ANR	ANR	ANR	130	ANR
GP-13	8/15/2003	<30	260.	280	230	1460.	170	540	5.2	3.5	75	52	75	<0.30
	1/16/2004	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen
	4/2/2004	<30	1800.	890.	660.	2930	300.	930.	ANR	ANR	ANR	ANR	220	ANR
	4/30/2004	<89	2400.	1000.	550	3380.	250	1400.	ANR	ANR	ANR	ANR	140	ANR
	7/6/2004	<22	1900.	800.	250	1740.	230.	620.	ANR	ANR	ANR	ANR	150	ANR
	12/27/2004	<0.45	35.	2.4	12.	65.	5.6	17	ANR	ANR	ANR	ANR	2.1	ANR
	3/1/2005	<8.7	2300.	640.	330.	2200.	170.	550	ANR	ANR	ANR	ANR	90	ANR
	4/15/2005	<22	860	140	230.	2280.	270	650.	ANR	ANR	ANR	ANR	130	ANR
	6/28/2005	<22	1300	550	100.	960	200	550	ANR	ANR	ANR	ANR	170.	ANR
GP-14	8/15/2003	<60	110	350.	91	940	330	1100	7.4	4.9	120	68	86	<0.15
	1/16/2004	<30	86.	370.	<30	760.	350	1100	ANR	ANR	ANR	ANR	100	ANR
	4/2/2004	<8.9	26.	120.	<10	350.	91	350.	ANR	ANR	ANR	ANR	22	ANR
	7/6/2004	<22	64	370	<25	680.	240	940	ANR	ANR	ANR	ANR	100	ANR
	8/26/2004	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned
GP-15	8/15/2003	dry	dry	dry	dry	dry	dry	dry	dry	dry	dry	dry	dry	dry
	1/16/2004	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	4/2/2004	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken
	7/6/2004	missing	missing	missing	missing	missing	missing	missing	missing	missing	missing	missing	missing	missing
	8/27/2004	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned

Coca-Cola Enterprises, Green Bay, Wisconsin

East Property Boundary Site Groundwater Sampling Results - Selected Compounds

Well ID	Date	MTBE ug/l	Benzene ug/l	Ethylbenzene ug/l	Toluene ug/l	Xylenes ug/l	1,3,5-TMB ug/l combined	1,2,4-TMB ug/l combined	Acenaphthene ug/l	Fluorene ug/l	Methyl-1- Naphthalene ug/l	Methyl-2- Naphthalene ug/l	Napthalene ug/l	Phenanthrene ug/l
PAL/ES			0.5/5	140/700	68.6/343	124/620	96/480	96/480	NE	80/400	NE	NE	8/40	NE
GP-16	8/15/2003	<0.60	2.1	3.5	1.8	13.5	1.5	5.2	0.059	0.055	1.0	0.49	0.89	0.071
	1/16/2004	<0.60	<0.45	<0.47	<0.61	<0.99	<0.72	<0.51	ANR	ANR	ANR	ANR	<0.46	ANR
	4/2/2004	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken
5	5/12/2004	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned	abandoned
GP-17	8/15/2003	<0.60	2.5	3.4	3.2	14.4	1.5	5.3	0.41	0.18	0.58	0.23	0.56	<0.030
	1/16/2004	<0.60	<0.45	<0.47	<0.61	<0.99	<0.72	<0.51	ANR	ANR	ANR	ANR	<0.46	ANR
	4/2/2004	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw	nw
GP-18	1/16/2004	<0.60	<0.45	<0.47	<0.60	<0.99	<0.72	<0.51	ANR	ANR	ANR	ANR	<0.46	ANR
	4/2/2004	<0.45	<0.45	<0.42	<0.50	<0.92	<0.46	<0.53	ANR	ANR	ANR	ANR	<0.65	ANR
	7/6/2004	<0.45	<0.45	<0.42	<0.50	<0.92	<0.46	<0.53	ANR	ANR	ANR	ANR	<0.65	ANR
	12/27/2004	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen
	3/1/2005	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen
	4/15/2005	<0.44	<0.49	<0.54	<0.51	<1.1	<0.47	<0.46	ANR	ANR	ANR	ANR	<0.47	ANR
	6/28/2005	<0.44	<0.49	<0.54	<0.51	<1.1	<0.47	<0.46	ANR	ANR	ANR	ANR	<0.47	ANR
GP-19	1/16/2004	3.4	2.1	7.9	<1.2	2.3	19	5.9	ANR	ANR	ANR	ANR	1.2	ANR
	4/2/2004	<0.89	<0.90	25	1.7	<1.8	17	2.0	ANR	ANR	ANR	ANR	6.2	ANR
	7/6/2004	<11	<11	11	<13	<23	<11	400	ANR	ANR	ANR	ANR	<16	ANR
	12/27/2004	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen
	3/1/2005	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen	frozen
	4/15/2005	<0.44	<0.49	1.5	<0.51	<1.1	2.3	<0.46	ANR	ANR	ANR	ANR	<0.47	ANR
7	6/28/2005	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken	broken

- NOTES: 1 Other VOCs detected = n-Propylbenzene at 15 ug/l
 2 Other VOCs detected = isopropylbenzene at 2.3 ug/l, and Styrene at 3.6 ug/l, and 1,2-Dichloroethane at 3.7 ug/l
 3 MW-06 was buried/missing at the time of sampling. MW-06 was abandoned by FVD on 8-27-04
 4 GP-15 was buried/missing at the time of sampling. GP-15 was abandoned by FVD on 8-27-04
 5 GP-16 was abandoned on May 12, 2004 by Foth & Van Dyke
 6 GP-14 was damaged during site construction and was abandoned by FVD on 8-26-04
 7 GP-19 was damaged. No sample could be collected.

nw MW-51 was located on the former Gustman car dealership property (Game World) and was paved over beneath the new building in the Spring of 2004. MW-51 was abandoned on October 1, 2003. GP-17 was buried

NS No sample collected.
 ANR Analysis not requested

Coca-Cola Enterprises, Green Bay, Wisconsin

East Property Boundary Site Soil Sampling Results

		GRO mg/kg	DRO mg/kg	MTBE ug/kg	Benzene ug/kg	Toluene ug/kg	Ethylbenzene ug/kg	Xylenes ug/kg combine	1,3,5-TMB ug/kg	1,2,4-TMB ug/kg
NR 720 Soil Standards		250	250	NE	5.5	1500	2900	4100	NE	NE
Sample ID	Date									
SS-MW-53-2-4	10/1/2003	10.	<i>anr</i>	<15	52.	68.	93.	66.	91.	52.
SS-GP-19-2	10/1/2003	<0.33	<i>anr</i>	<15	<12	<14	<15	<28	<14	<13
SS-GP-18-2	10/1/2003	<0.33	<i>anr</i>	<15	<12	<14	<15	<28	<14	<13
SS-GP-12-2	8/11/2003	<0.33	<2.1	<15	<12	<14	<15	<28	<14	<13
SS-GP-13-2	8/11/2003	<0.33	<2.1	<15	<12	<14	<15	<28	<14	<13
SS-GP-14-2	8/11/2003	<0.33	<2.1	<15	<12	<14	<15	<28	<14	<13
SS-GP-16-2	8/11/2003	<0.33	<2.1	<15	<12	<14	<15	<28	<14	<13
SS-GP-17-2	8/11/2003	<0.33	<2.1	<15	<12	<14	<15	<28	<14	<13
SS-GP-15-2	8/11/2003	a 0.73	<2.1	<15	<12	<14	<15	<28	<14	<13
SS-GP-11-2	8/11/2003	a 0.45	<2.1	<15	<12	<14	<15	<28	<14	<13
SS-MW-52-2A	8/11/2003	a 0.82	<2.1	<15	a 35.	<14	<15	<28	<14	<13
SS-GP-10-2	8/11/2003	<0.33	<2.1	<15	<12	<14	<15	<28	<14	<13

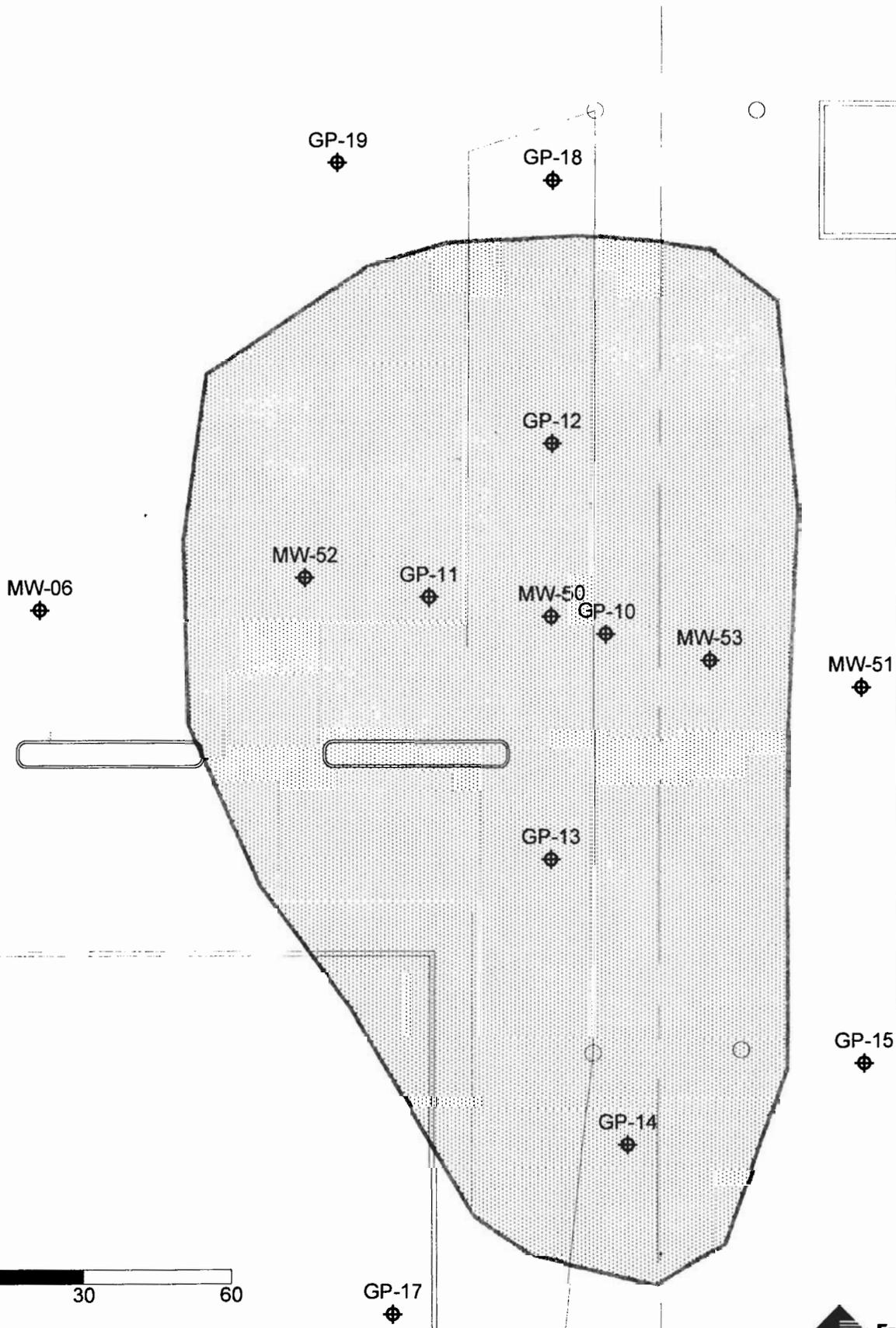
a The laboratory reports that these values represent results greater than or equal to the LOD (limit of detection) but less than the LOQ (limit of quantitation) and are within a region of "Less-Certain Quantitation".

NE Not established.

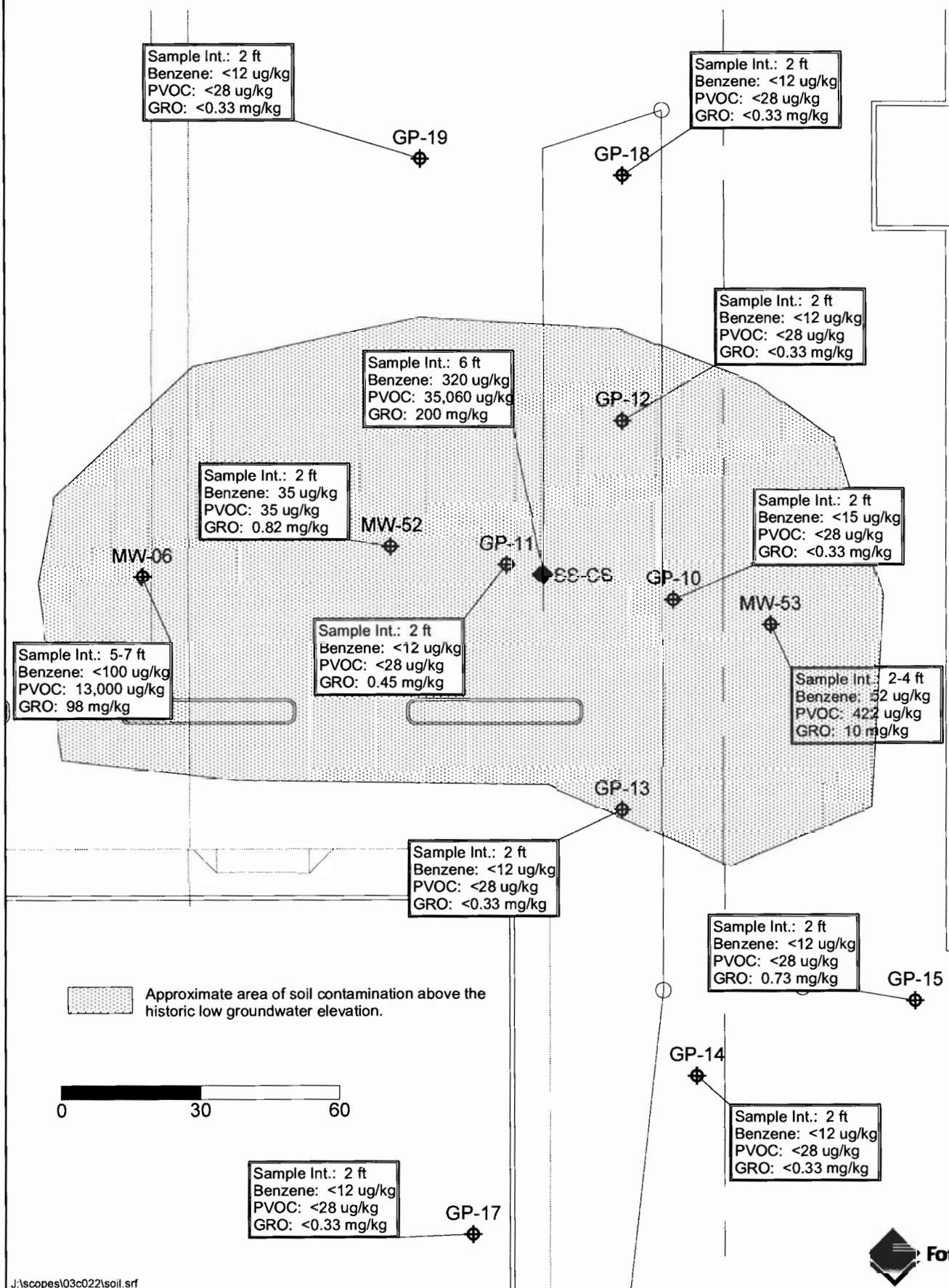
anr Analysis not requested.

NR 720 Soil Standards are generic residual contamination levels obtained from W.A.C. ch. NR 720.09(4) table 1.

Coca-Cola Bottling Co. - EAST Area of Groundwater Contamination - June 28, 2005



Coca-Cola Bottling Co. - EAST Soil Sample Concentrations

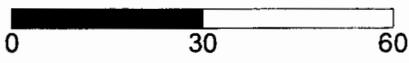
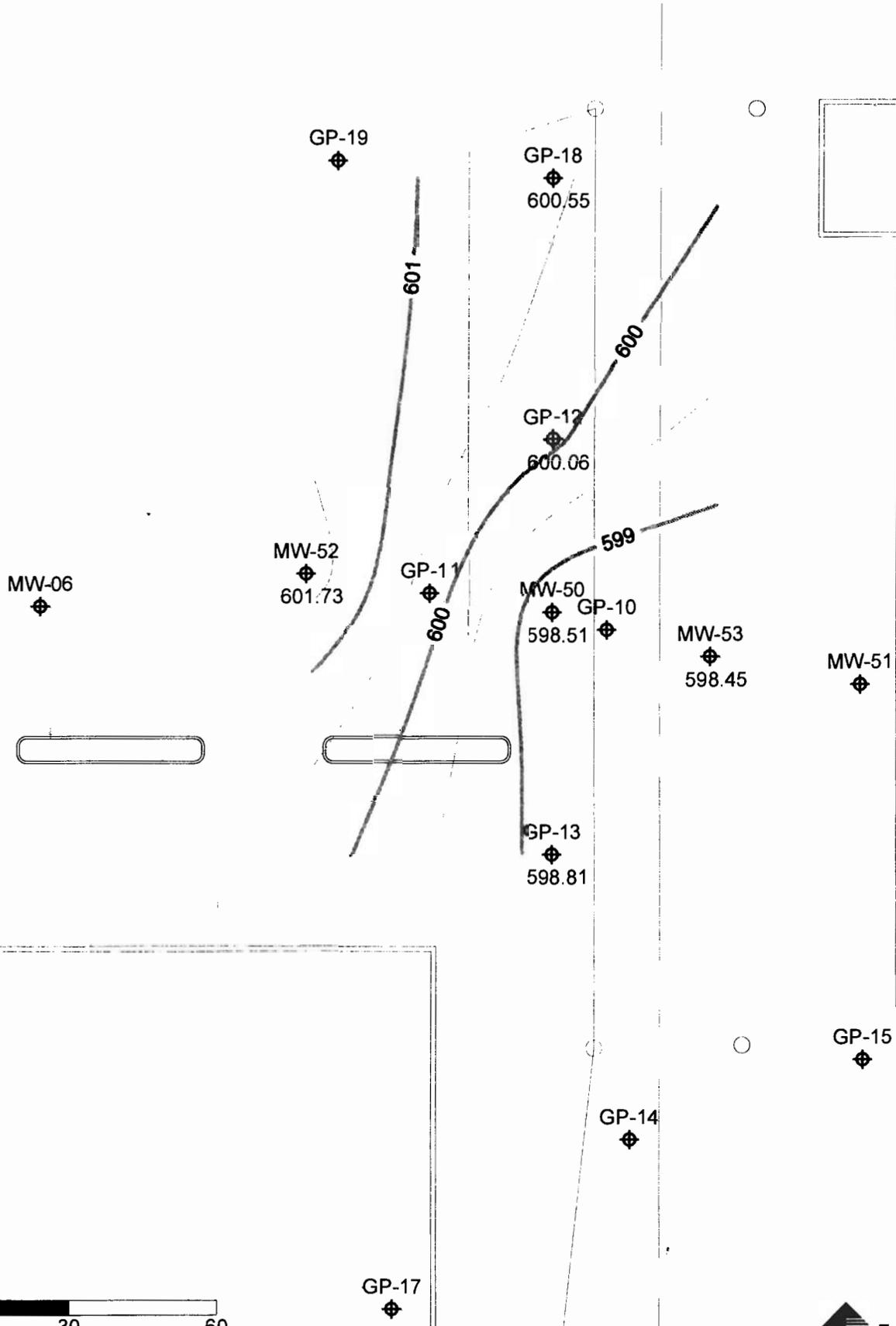


Coca-Cola Bottling Co. - EAST

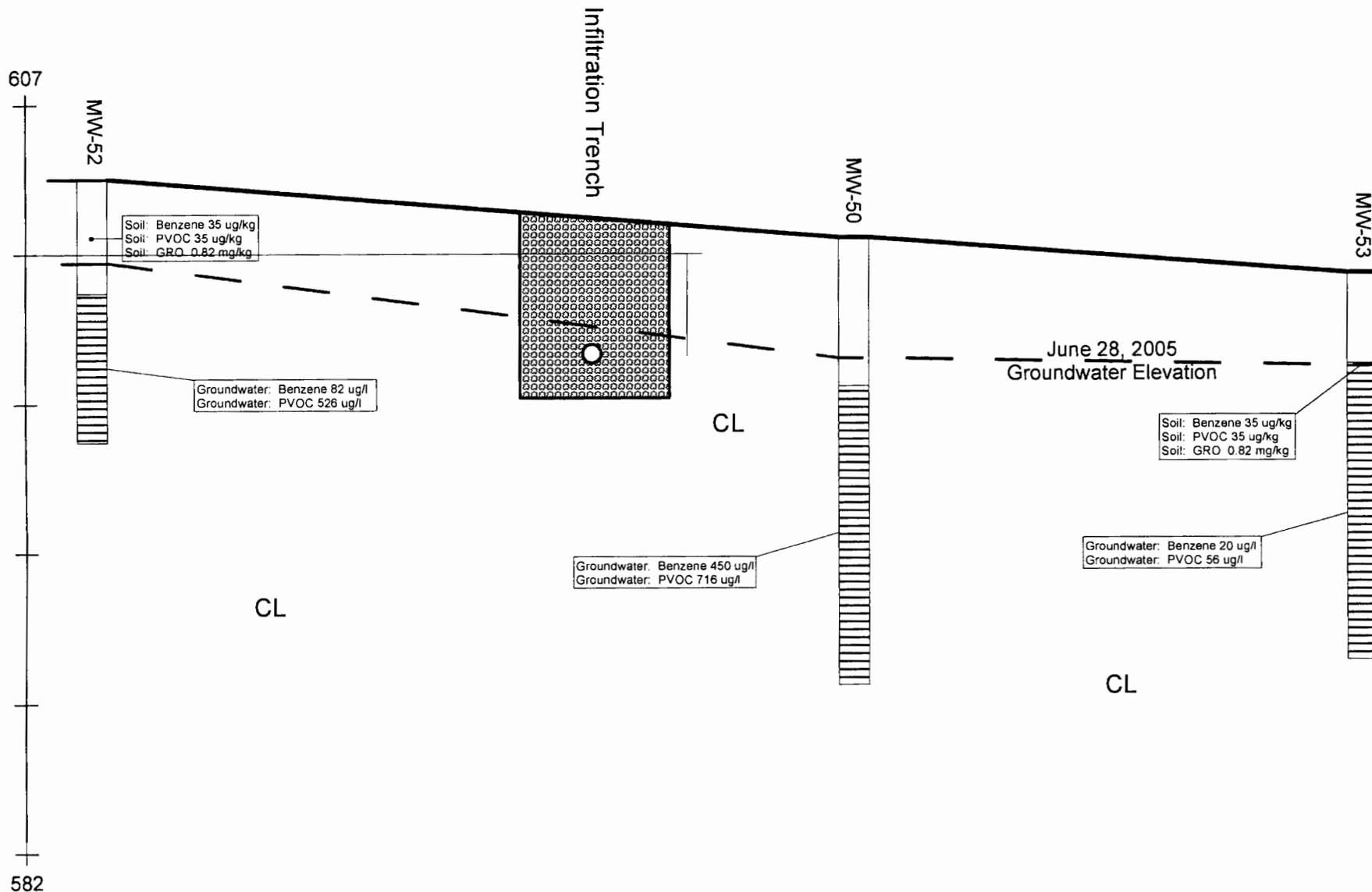
Groundwater Elevations

	Original			New												
	TOC Elev	TOS Elev	BOS Elev	TOC Elev	Mar-00	May-00	Aug-03	Sep-03	Jan-04	Apr-04	Apr-04	Jul-04	Dec-04	Mar-05	Apr-05	Jun-05
MW-06	605.01	599.50	589.50		600.38	600.13	601.10	602.13	600.31	601.44	600.89	buried	aban	aban	aban	aban
MW-50	605.45	595.65	585.65	602.07	602.00	599.52	601.22	601.07	598.95	600.87	599.49	599.10	598.14	598.39	598.54	598.51
MW-51	602.31	595.93	585.93		601.40	600.48	paved	paved	aban							
MW-52	605.08	594.86	584.86	604.55			601.07	600.47	599.47	600.43	600.09	601.53	599.02	601.05	602.27	601.73
MW-53	601.36	598.04	588.04						596.66	600.46	599.56	598.86	597.73	frozen	598.40	598.45
GP-10	603.61	598.54	593.54				594.53				600.01	aban	aban	aban	aban	aban
GP-11	603.83	598.87	593.87				600.96				599.48	aban	aban	aban	aban	aban
GP-12	602.94	597.99	592.99	602.34			593.54			600.80	599.56	599.13	597.50	598.74	599.89	600.06
GP-13	602.87	597.92	592.92	602.49			601.60		frozen	600.68	599.59	597.90	597.12	597.79	599.66	598.81
GP-14	602.75	597.75	592.75				601.19		598.35	600.65	599.06	599.07	aban	aban	aban	aban
GP-15	603.91	598.70	593.70				Dry			broken	broken	buried	aban	aban	aban	aban
GP-16	604.09	599.59	594.59				601.58		598.49	broken	broken	aban	aban	aban	aban	aban
GP-17	603.43	599.08	594.08				601.41		599.13	aban						
GP-18	605.23	600.48	595.48	601.70					599.40	600.30	598.95	598.53	frozen	frozen	600.25	600.55
GP-19	604.91	600.06	595.06	603.47					600.23	601.20	600.19	600.95	frozen	frozen		broken

Coca-Cola Bottling Co. - EAST Groundwater Elevations - June 28, 2005



Coca-Cola Bottling Co. - EAST Cross-Section - June 28, 2005



Site Location Information - Maverick Parcel

GIS Coordinates (WTM91) E673544, N447156

Parcel ID VA-143-4 (Maverick Parcel)

825 Pilgrim Way, Green Bay, WI 54304-5207

Site Location Information - DATO Parcel

~~GIS Coordinates (WTM91) E673660, N447105~~

Parcel ID VA-143-7 (DATO Parcel)

811 Pilgrim Way, Green Bay, WI 54304-5207

Certification of Legal Description Information

The information provided regarding parcel identification number was provided by Brown County. GIS coordinate information (WTM91 coordinates) was derived from the WDNR - GIS Registry of Closed Remediation Sites interactive map.

I do hereby certify that the statements/references made with respect to the attached documents describing the Maverick Site location at 825 Pilgrim Way, Green Bay, Wisconsin, as described in the attached Warranty Deed (Document No. 2106324) recorded in the office of the Register of Deeds for Brown County, Wisconsin on March 31, 2004 and the DATO site location at 811 Pilgrim Way, Green Bay, Wisconsin, as described in the attached Warranty Deed (Document No. 2131685) recorded in the office of the Register of Deeds for Brown County, Wisconsin on July 2, 2004 are true and correct to the best of my knowledge. [Both sites are depicted on attached plat map.]

Consultant Signature: *Dale C. Wenzel* Date: _____
FO TH & V can Dylet

DNR Comments in red



Foth & Van Dyke

November 28, 2005

Maverick Investors, LLC
Mr. Larry Nifong
2181 S. Oneida St, Ste 1
Green Bay, WI 54304-4641

Dear Mr. Nifong:

RE: Reissue of Letter
Information Regarding Groundwater Contamination on the Former Coca-Cola
Facility, 825 Pilgrim Way, Green Bay, WI 54304-5244
WDNR ID #02-05-477796

On November 23, 2005 Foth & Van Dyke issued a letter to Maverick Investors, LLC presenting the status of groundwater contamination at the site.

We had inadvertently included a paragraph stating "...the likely source of groundwater contamination is not on your property...". This paragraph does not apply to the former Coca-Cola facility. While a cause for the presence of groundwater contamination has not been identified the majority of the contamination is present on the former Coca-Cola site.

Therefore, attached is a revised letter with the aforementioned paragraph removed.

I apologize for the error and confusion.

Sincerely,

Foth & Van Dyke and Associates, Inc.

Philip R. Brochocki, P.G.
Lead Hydrogeologist

Attachment

cc: Mr. Joseph Richardson, Coca-Cola Enterprises, Inc.
Mr. Keld Lauridsen Wisconsin Department of Natural Resources

J:\scopes\03c022N-Maverick_reissue.doc



Foth & Van Dyke

November 28, 2005

Maverick Investors, LLC
Mr. Larry Nifong
2181 S. Oneida St, Ste 1
Green Bay, WI 54304-4641

Dear Mr. Nifong:

RE: Information Regarding Groundwater Contamination on the Former Coca-Cola Facility, 825 Pilgrim Way, Green Bay, WI 54304-5244
WDNR ID #02-05-477796 - Revised

As you are aware Foth & Van Dyke has been investigating the groundwater contamination detected at the former Coca-Cola facility (Maverick property) located at 825 Pilgrim Way, Green Bay, Wisconsin. The source of the contamination is near the east property boundary shared with the former Game World site (DATO Investments, LLC).

Current levels of benzene, xylenes, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. This conclusion is based on several rounds of groundwater samples collected from the monitoring wells located on the east side of the property. (See attached map.)

Coca-Cola Enterprises, Inc. has investigated this contamination and understands that the groundwater contaminant plume is stable or receding and will naturally degrade over time. We believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746, Wisconsin Administrative Code, and we will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department of Natural Resources will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

The Department of Natural Resources will not review our closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department of Natural Resources to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to

Mr. Larry Nifong
Maverick Investors, LLC
November 28, 2005
Page 2

submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to:

Keld Lauridsen
Wisconsin Department of Natural Resources
2984 Shawano Ave.
P.O. Box 10448
Green Bay, WI 54307-0448
(920) 662-5420

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system(GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. **Please review the enclosed legal description of your property, and notify us within the next 30 days if the legal description is incorrect.**

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

Once the Department of Natural Resources makes a decision on the closure request, it will be documented in a letter. If the Department of Natural Resources grants closure, you may obtain a copy of this letter by requesting a copy from Coca-Cola Enterprises, Inc. or by writing to Keld Lauridsen at the address given below, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Mr. Larry Nifong
Maverick Investors, LLC
November 28, 2005
Page 3

If you need more information or if you have any questions regarding the information contained in this letter you may contact me at Foth & Van Dyke or Joseph Richardson, Environmental Affairs Manager at Coca-Cola Enterprises, Inc., 9770 Patuxent Woods Dr., Columbia, MD 21046, (410-290-3033) or you may contact Keld Lauridsen at 2984 Shawano Ave., P.O. Box 10448, Green Bay, WI 54307-0448, (920-662-5420).

Sincerely,

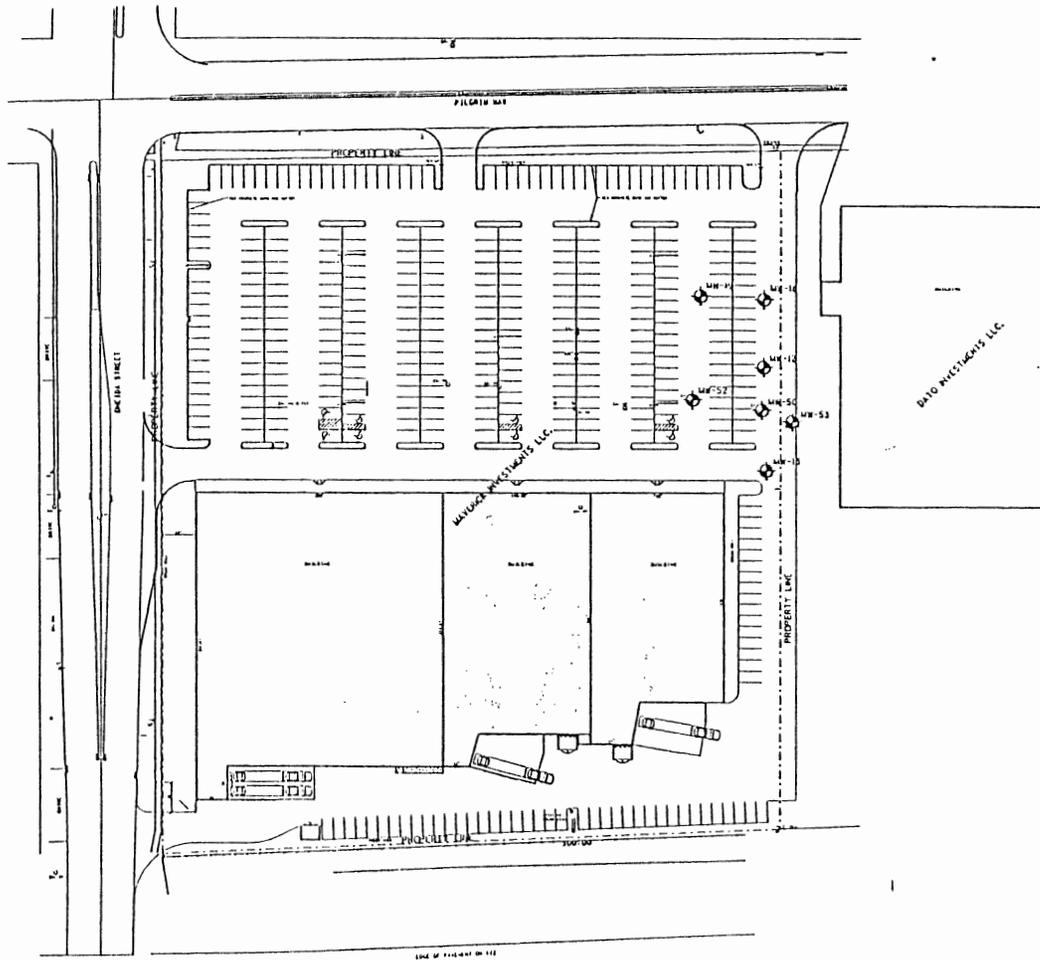
Foth & Van Dyke and Associates, Inc.



Philip R. Brochocki, P.G.
Lead Hydrogeologist

Attachments

cc: Mr. Joseph Richardson, Coca-Cola Enterprises, Inc.
Mr. Keld Lauridsen Wisconsin Department of Natural Resources



LEGEND
 MW-10 MONITORING WELL AND NUMBER

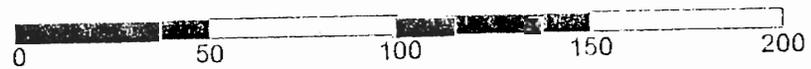
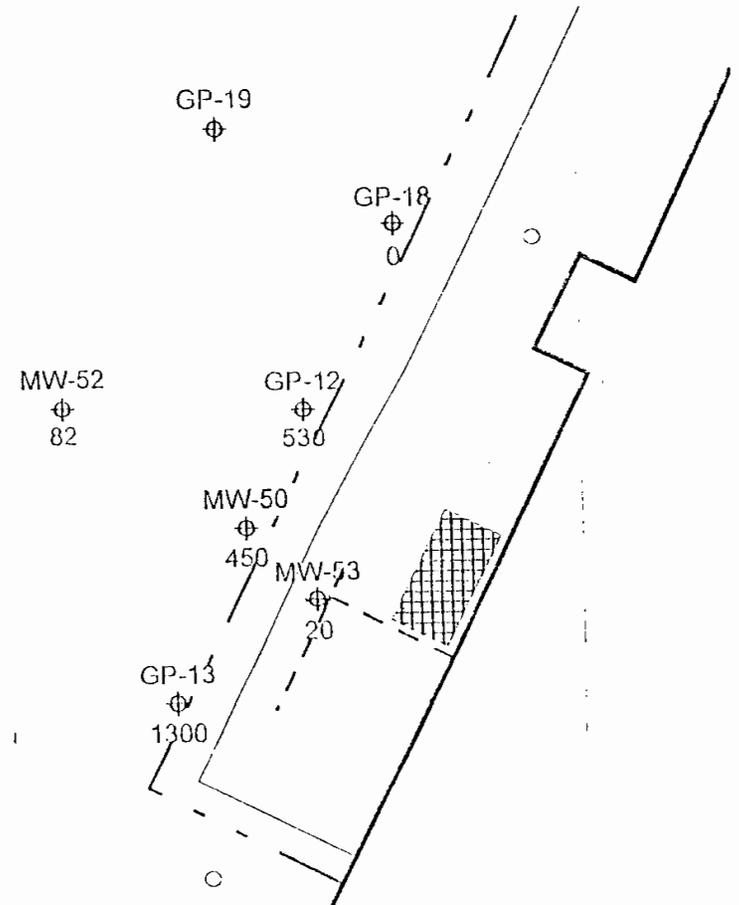
NOTE:
 SITE PLAN PROVIDED BY HARRIS & ASSOCIATES, APPLETON, WI

COCA-COLA ENTERPRISES		
FIGURE 1		
GREEN BAY, WISCONSIN		
PROPERTY BOUNDARY INVESTIGATION		
EXISTING CONDITIONS		
Scale:	Date: AUGUST 2005	
Prepared By: Foth & Van Dyke	By: GJB	03C022

Coca-Cola Enterprises - Green Bay, Wisconsin - East Property Boundary Site

Benzene Concentrations ug/L - June 28, 2005

Well ID	Date	MTBE ug/l	Benzene ug/l	Ethylbenzene ug/l	Toluene ug/l	Xylenes ug/l	1,3,5-Trimethylbenzene ug/l	1,2,4-Trimethylbenzene ug/l	Napthalene ug/l
PAL/ES			0.5/5	140/700	68.6/343	124/620	combined 96/480 96/480		8/40
MW-50	6/20/2005	<22	450.	140.	<25	61.	<24	65.	<23
MW-52	6/20/2005	<0.44	82.	28.	14.	228.	54.	120.	34.
MW-53	6/20/2005	<0.44	20.	20.	1.4	5.5	1.1	8.	<0.47
GP-12	6/20/2005	<22	530.	310.	<25	650.	190.	430.	130.
GP-13	6/20/2005	<22	1300.	550.	100.	960.	200.	550.	170.
GP-10	6/20/2005	<0.44	<0.49	<0.54	<0.51	<1.1	<0.47	<0.46	<0.47



2106324

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
03/31/2004 12:11:36PM

REC FEE: 13.00
TRANS FEE: 15500.00
EXEMPT #
PAGES: 2

Document Number | WISCONSIN SPECIAL WARRANTY

1110

Hondo Incorporated D/B/A Coca-Cola Bottling Company of Wisconsin, (FICT NAME) Hondo Incorporated (CORP NAME), an Indiana Corporation, (hereinafter called "Grantor"). Hereby conveys and specially warrants to Maverick Investors, LLC, a Wisconsin Limited Liability Company His/her (their) heirs and assigns (hereinafter "Grantee(s)"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations the receipt of which is hereby acknowledged, the following tract of land in Brown County, State of Wisconsin:

RETURN TO:

758274

EVANS TITLE

Tax Parcel No. VA-143-4

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances unto the said Grantee(s), and to his/her (their) heirs and assigns forever.

SUBJECT TO ALL covenants, restrictions, easements, conditions and rights appearing of record: and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID GRANTOR specially warrants that he/she will defend the title and possession of the Grantee(s), his/her (their) heirs and assigns against all lawful claims by persons claiming by, through, or under the said Grantor, and none other.

IN TESTIMONY WHEREOF, the undersigned on 03/12/04 has set his/her hand and seal as Attorney in Fact and on behalf of the Hondo Incorporated D/B/A Coca-Cola Bottling Company of Wisconsin, (FICT NAME) Hondo Incorporated (CORP NAME), an Indiana Corporation

The property conveyed hereby is conveyed "As-Is" in the condition existing as of the date hereof and without representation or warranty except as specifically set forth herein.

signed, sealed and delivered in the presence of:

Christy A. Curran

WITNESS (Seal)

Hondo Incorporated D/B/A Coca-Cola Bottling Company of Wisconsin, (FICT NAME) Hondo Incorporated (CORP NAME), an Indiana Corporation

By: *[Signature]*

ROBERT F. GRAY
Attorney, Business & Capital Planning

State of GEORGIA }
County of COBB } ss.



The foregoing instrument was acknowledged before me this MARCH 18, 2004 by ROBERT F. GRAY SEVP, OPERATIONS & CAPITAL PLANNING Hondo Incorporated D/B/A Coca-Cola Bottling Company of Wisconsin, (FICT NAME) Hondo Incorporated (CORP NAME), an Indiana Corporation.

Nancy L. Kallaus
Notary Public

My Commission Expires: 5/15/04
Drafted by Attorney Marvin P. Ripp



EXHIBIT 'A'

That part of Private Claim No. 22, West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Commencing at the intersection of the South line of said Private Claim No. 22, West side of Fox River and the East line of Oneida Street, as recorded in Volume 108 of Miscellaneous Records on page 138, Brown County Records, thence Northeasterly along the East line of said Oneida Street 148.8 feet to the place of beginning, thence continuing Northeasterly along the East line of said Oneida Street 500.0 feet to the South line of Airport Drive, now Pilgrim Way, as recorded in Volume 672 of Records on page 649, Brown County Records, thence Southeasterly along the South line of said Airport Drive, now Pilgrim Way, 400.0 feet, thence Southwesterly and parallel with the East line of said Oneida Street 500.00 feet, thence Northwesterly and parallel with the Southerly line of said Airport Drive, now Pilgrim Way, 400.0 feet to the place of beginning, excepting therefrom any parts used for road purposes.

And

That part of Private Claim No. 22, West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Beginning at the intersection of the South line of said Private Claim No. 22, West side of Fox River and the East line of Oneida Street, as recorded in Volume 103 of Miscellaneous Records on page 138, Brown County Records, thence Northeasterly along the East line of said Oneida Street 148.8 feet, thence Southeasterly parallel with the south line of Airport Drive, now Pilgrim Way, 400.0 feet, thence northeasterly parallel with the east line of said Oneida Street to the South line of Airport Drive, now Pilgrim Way, as recorded in Volume 672 of Records on Page 649, Brown County Records, thence Southeasterly along the South line of said Airport Drive, now Pilgrim Way, 100.0 feet, thence Southwesterly and parallel with the East line of Oneida Street 647.93 feet to the South line of said Private Claim No. 22, West side of Fox River, thence Northwesterly along the South line of said Private Claim 500.0 feet to the place of beginning, excepting therefrom any parts used for road purposes.



Foth & Van Dyke

November 23, 2005

DATO Investments, LLC
Mr. Thomas Juza
4688 Golden Pond Park Ct.
Oneida, WI 54155-9292

Dear Mr. Juza:

RE: Information Regarding Groundwater Contamination Adjacent to the Former Coca-Cola Facility, 825 Pilgrim Way, Green Bay, WI 54304-5244
WDNR ID #02-05-477796

Groundwater contamination detected at the former Coca-Cola facility located at 825 Pilgrim Way, Green Bay, Wisconsin apparently migrated onto the DATO Investments, LLC property at 811 Pilgrim Way, Green Bay, Wisconsin. This apparent migration has resulted in levels of benzene, xylenes, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, and naphthalene contamination in the groundwater on your property above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. This conclusion is based on several rounds of groundwater samples collected from a monitoring well on your site, MW-53, just east of the property line shared with the former Coca-Cola Facility and monitoring wells MW-50, GP-12 and GP-13 adjacent to the property line (see attached map).

Coca-Cola Enterprises, Inc. has investigated this contamination and understands that the groundwater contaminant plume is stable or receding and will naturally degrade over time. We believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746, Wisconsin Administrative Code, and we will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department of Natural Resources will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since it is believed that the likely source of groundwater contamination is not on your property, neither you, nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes,

Mr. Thomas Juza
DATO Investments, LLC
November 23, 2005
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including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination, by accessing the following web address: <http://dnr.wi.gov/org/aw/tr/archives/pubs/RR589.pdf>. A copy of this document is attached for your reference.

The Department of Natural Resources will not review our closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department of Natural Resources to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to:

Keld Lauridsen
2984 Shawano Ave.
P.O. Box 10448
Green Bay, WI 54307-0448
(920) 662-5420

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. **Please review the enclosed legal description of your property, and notify us within the next 30 days if the legal description is incorrect.**

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

Once the Department of Natural Resources makes a decision on the closure request, it will be documented in a letter. If the Department of Natural Resources grants closure, you may obtain a copy of this letter by requesting a copy from Coca-Cola Enterprises, Inc. or by

Mr. Thomas Juza
DATO Investments, LLC
November 23, 2005
Page 3

writing to Keld Lauridsen at the address given below, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information or if you have any questions regarding the information contained in this letter you may contact me at Foth & Van Dyke or Joseph Richardson, Environmental Affairs Manager at Coca-Cola Enterprises, Inc., 9770 Patuxent Woods Dr., Columbia, MD 21046, (410-290-3033) or you may contact Keld Lauridsen at 2984 Shawano Ave., P.O. Box 10448, Green Bay, WI 54307-0448, (920-662-5420).

Sincerely,

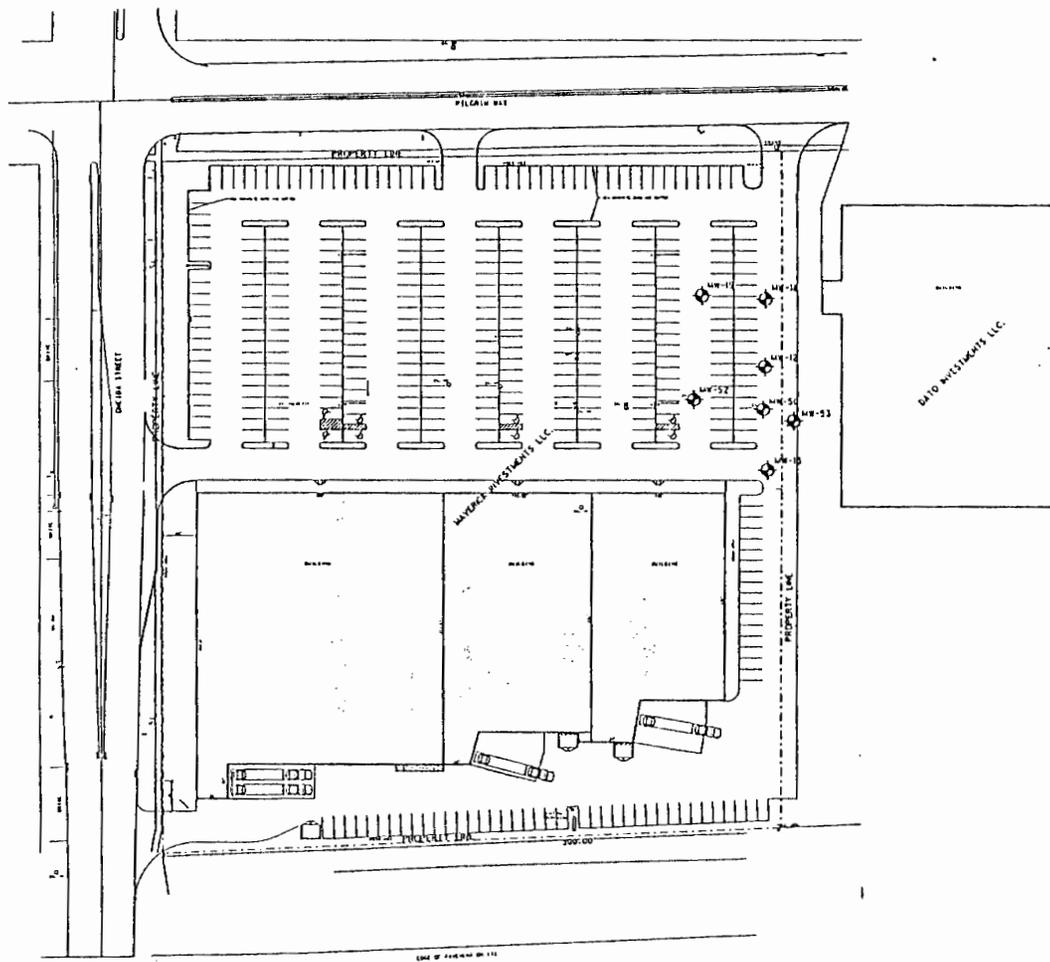
Foth & Van Dyke



Philip R. Brochocki, P.G.
Lead Hydrogeologist

Attachments

CC: Mr. Joseph Richardson, Coca-Cola Enterprises Bottling Companies
Mr. Keld Lauridsen Wisconsin Department of Natural Resources



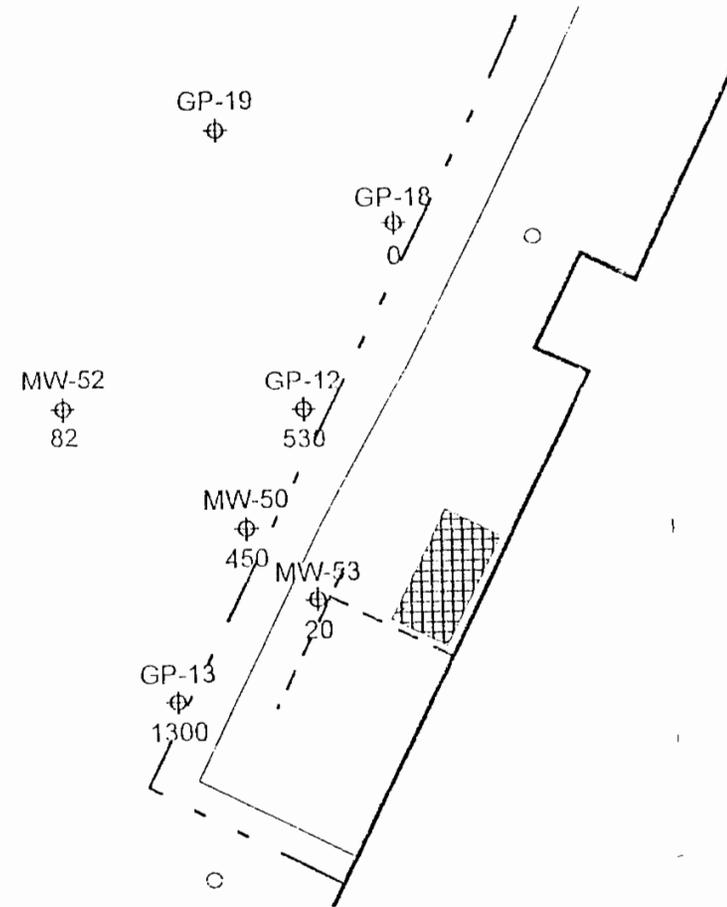
LEGEND
 MW-10 MONITORING WELL AND NUMBER

NOTE:
 SITE PLAN PROVIDED BY MAYNARD & ASSOCIATES, APPLETON, WI.

COCA-COLA ENTERPRISES		
FIGURE 1		
GREEN BAY, WISCONSIN PROPERTY BOUNDARY INVESTIGATION EXISTING CONDITIONS		
Scale:	Date: AUGUST 2005	
Prepared By: Foth & Van Dyke	By: GJD	03C022

Coca-Cola Enterprises - Green Bay, Wisconsin - East Property Boundary Site Benzene Concentrations ug/L - June 28, 2005

Well ID	Date	MTBE ug/l	Benzene ug/l	Ethylbenzene ug/l	Toluene ug/l	Xylenes ug/l	1,3,5-Trimethylbenzene ug/l	1,2,4-Trimethylbenzene ug/l	Napthalene ug/l
PAL/ES		0.5/5	140/700	68.6/343	124/620	combined 96/480 96/480		8/40	
MW-50	6/28/2005	<22	450.	140.	<25	61.	<24	65.	<23
MW-52	6/28/2005	<0.44	82	28.	14.	228.	54.	120.	34.
MW-53	6/28/2005	<0.44	20.	20.	1.4	5.5	1.1	8.	<0.47
GP-12	6/28/2005	<22	530	310	<25	650.	190.	430.	130.
GP-13	6/28/2005	<22	1300	550.	100.	960.	200.	550.	170.
GP-18	6/28/2005	<0.44	<0.49	<0.54	<0.51	<1.1	<0.47	<0.46	<0.47



STATE BAR OF WISCONSIN FORM 1-1982
WARRANTY DEED

2131685

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
07/02/2004 04:09:46PM

REC FEE: 13.00
TRANS FEE: 13500.00
EXEMPT #
PAGES: 2

This Deed, made between

Pilgrim Pioneers, LLC, a Wisconsin limited liability company, Grantor

and

DATO Investments, LLC, a Wisconsin limited liability company, Grantee,

EVANS TITLE ¹³⁰⁰ ②

Witnesseth, That the said Grantor, for a valuable consideration of one dollar (\$1.00) and other good and valuable consideration conveys to Grantee the following described real estate in Brown County, State of Wisconsin:

RETURN TO:
First American Title Insurance Co.
P.O. Box 22006
Green Bay, WI 54305

#97561-T
Tax Parcel No. VA-143-7

See attached legal description

This is not homestead property

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Pilgrim Pioneers LLC warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated this 25th day of June, 2004

Pilgrim Pioneers, LLC:

Katherine J. Ambrosius (SEAL)
Katherine J. Ambrosius, Authorized Agent

_____ (SEAL)

Scott R. Corrigan (SEAL)
Scott R. Corrigan, Authorized Agent

_____ (SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of , .

ACKNOWLEDGEMENT

State of Wisconsin

Brown County

} SS:

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by §(4,6)706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Marvin P. Ripp

(Signatures may be authenticated or acknowledged. Both are not necessary.)

Personally came before me this 25th day of June, 2004, the above named Katherine J. Ambrosius and Scott R. Corrigan to me, known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Carolyn M. Toigo
Carolyn M. Toigo
Notary Public State of Wisconsin.
My Commission expires 07/25/2004



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

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1-1982

FA Form MAE104/APE074 Revised 5/25/99

That part of Private Claim Number Twenty-two (22), West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Commencing at the intersection of the easterly right-of-way of Oneida Street and the Southerly right-of-way of Pilgrim Drive (formerly Airport Drive); thence S $64^{\circ}23'43''$ E, 500.00 feet along the Southerly right-of-way of Pilgrim Drive to the point of beginning; thence continuing S $64^{\circ}23'43''$ E, 347.19 feet along said Southerly right-of-way; thence S $26^{\circ}34'14''$ W, 534.14 feet to the Northerly right-of-way of S.T.H. 172; thence 232.42 feet along said right-of-way being the arc of a 4423.66 foot radius curve to the right whose long chord bears N $67^{\circ}23'19''$ W, 232.40 feet; thence N $65^{\circ}53'00''$ W, 115.40 feet along said right-of-way; thence N $26^{\circ}34'14''$ E, 549.28 feet to the point of beginning.

Tax Key No. VA-143-7