GIS REGISTRY INFORMATION

SITE NAME: Knothole Books & Gifts

BRRTS #: 03-05-002199 **FID # (**if appropriate**):**

COMMERCE # (if appropriate**):**

CLOSURE DATE: 01/06/2006

STREET ADDRESS: 1401 South Webster Avenue

CITY: Village of Allouez

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection)**:** **X=** 677754 **Y=** 448566

CONTAMINATED MEDIA: Groundwater [ ] Soil [ ] Both [X]

OFF-SOURCE GW CONTAMINATION >ES: [X] **Yes** [ ] **No**

IF YES, STREET ADDRESS 1: 1329 South Webster

GPS COORDINATES (meters in WTM91 projection)**:** **X=** 677774 **Y=** 448604

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

IF YES, STREET ADDRESS 1:

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

CONTAMINATION IN RIGHT OF WAY: [X] **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)	X
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	X
Copy of any maintenance plan referenced in the deed restriction.	X

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY Access via relay - 711

January 6, 2006

Mr. Dennis Dorner
4452 Maggie Jennie Lane
New Franken, WI 54229

SUBJECT: Final Case Closure By Closure Committee with Conditions Met
Knothole Books & Gifts, 1401 S. Webster Avenue, Allouez, WI
WDNR BRRTS # 03-05-002199

Dear Mr. Dorner:

On March 16, 2005, 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 21, 2005, you were notified that the Closure Committee had granted conditional closure to this case.

On January 6, 2006, the Department received final correspondence indicating that you have complied with the requirements of closure (soil and groundwater GIS registration, filed deed restriction and submitted monitoring well abandonment forms). 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 on January 6, 2006, and no further investigation, remediation or other action is required at this time.

FUTURE EXCAVATION OF RESIDUAL CONTAMINATED SOIL

Residual soil contamination remains on this property as indicated in the information submitted to the Department of Natural Resources. If contaminated soil at this site 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.

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 groundwater protection be recorded at the county Register of Deeds office, and that maintenance of the existing impervious surface cover over contaminated material be conducted as described in the maintenance and inspection plan received on September 27, 2005. The maintenance plan and inspection log are to be kept up-to-date and on-site, and 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.

As you are aware, chlorinated solvents were historically identified in groundwater at monitoring well MW9. It appears that an off-site source for these non-petroleum compounds is present. The Department is currently conducting a Potentially Responsible Party (PRP) search and will require appropriate environmental response from the responsible party when identified.

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: Robert Herubin, NRP Environmental Consultants, Inc. (electronic copy)
Al Nass, R&R - Green Bay (electronic copy)

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY Access via relay - 711

March 21, 2005

Mr. Dennis Dorner
4452 Maggie Jennie Lane
New Franken, WI 54229

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
Knothole Books and Gifts, 1401 S. Webster Avenue, Allouez, WI
WDNR BRRTS # 03-05-002199

Dear Mr. Dorner:

On March 16, 2005, 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 identified at the site in the vicinity of the former underground storage tank systems 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 me 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. Please send a letter advising me that any remaining purge water, waste and/or soil piles have been removed once that work is completed.

DEED RESTRICTION FOR CONTAMINATED SOIL

To close this site, the Department requires that a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health and the environment.

The Department will send you a draft deed restriction for your review. After you have reviewed the draft document for completeness and made any necessary changes, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Brown County Register of Deeds. Then you must submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

MAINTENANCE PLAN

As a condition of this closure, the existing impervious surface cover at the site must be maintained for groundwater protection. The cover is to be maintained in accordance with a plan prepared and submitted to the Department of Natural Resources pursuant to s. NR 724.13(2), Wis. Adm. Code. Please submit a maintenance plan to me as soon as possible.

EXCAVATION OF CONTAMINATED SOIL

Residual soil contamination remains on this property as indicated in the information submitted to the Department of Natural Resources. If any of the contaminated soil is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans. All future owners and occupants of this 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.

When the above conditions have been satisfied, please submit a letter to let me know 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.

As you are aware, chlorinated solvents were historically identified in groundwater at monitoring well MW9. It appears that an off-site source for these non-petroleum compounds is present. The Department is currently conducting a Potentially Responsible Party (PRP) search and will require appropriate environmental response from the responsible party when identified.

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.

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 in Green Bay at (920) 492-5921.

Sincerely,

Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

cc: Robert Herubin, NRP Environmental Consultants, Inc. (electronic copy)
Al Nass, R&R - Green Bay

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1999

WARRANTY DEED

2074839

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
10/30/2003 10:27:44AM

REC FEE: 11.00
TRANS FEE:
EXEMPT # 77.25 (17)
PAGES: 1

1100
①

This Deed, made between **Bernice Mary Lutsey, Trustee of the Bernice Mary Lutsey Revocable Trust u/a/d April 5, 2000**

Grantor, and **Dennis A. Dorner, a single person**

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Brown County, State of Wisconsin (if more space is needed, please attach addendum):

Lots 1, 2, and 3, Farm Garden Co's plat, according to the recorded Plat thereof, in the Village of Allouez, Brown County, Wisconsin.

Recording Area

Name and Return Address
F&M BANK-WISCONSIN
1601 S. WEBSTER AVE.
GREEN BAY WI 54301-2460

(Said Deed given in fulfillment of that certain Land Contract dated January 15, 1997, recorded January 17, 1997, as Document No. 1535572).

AL-875
Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded building and use restrictions, easements and covenants of record, general taxes for and after the year of closing, and liens or encumbrances created by Grantee and will warranty and defend the same.

Dated this 3rd day of July, 2002.

Bernice Mary Lutsey
* Bernice Mary Lutsey

AUTHENTICATION

Signature(s)

authenticated this ____ day of _____

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

THIS INSTRUMENT WAS DRAFTED BY
Atty. Paul P. Umentum
Green Bay, WI

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
BROWN County)

Personally came before me this 3rd day of July, 2002 the above named

Bernice Mary Lutsey

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

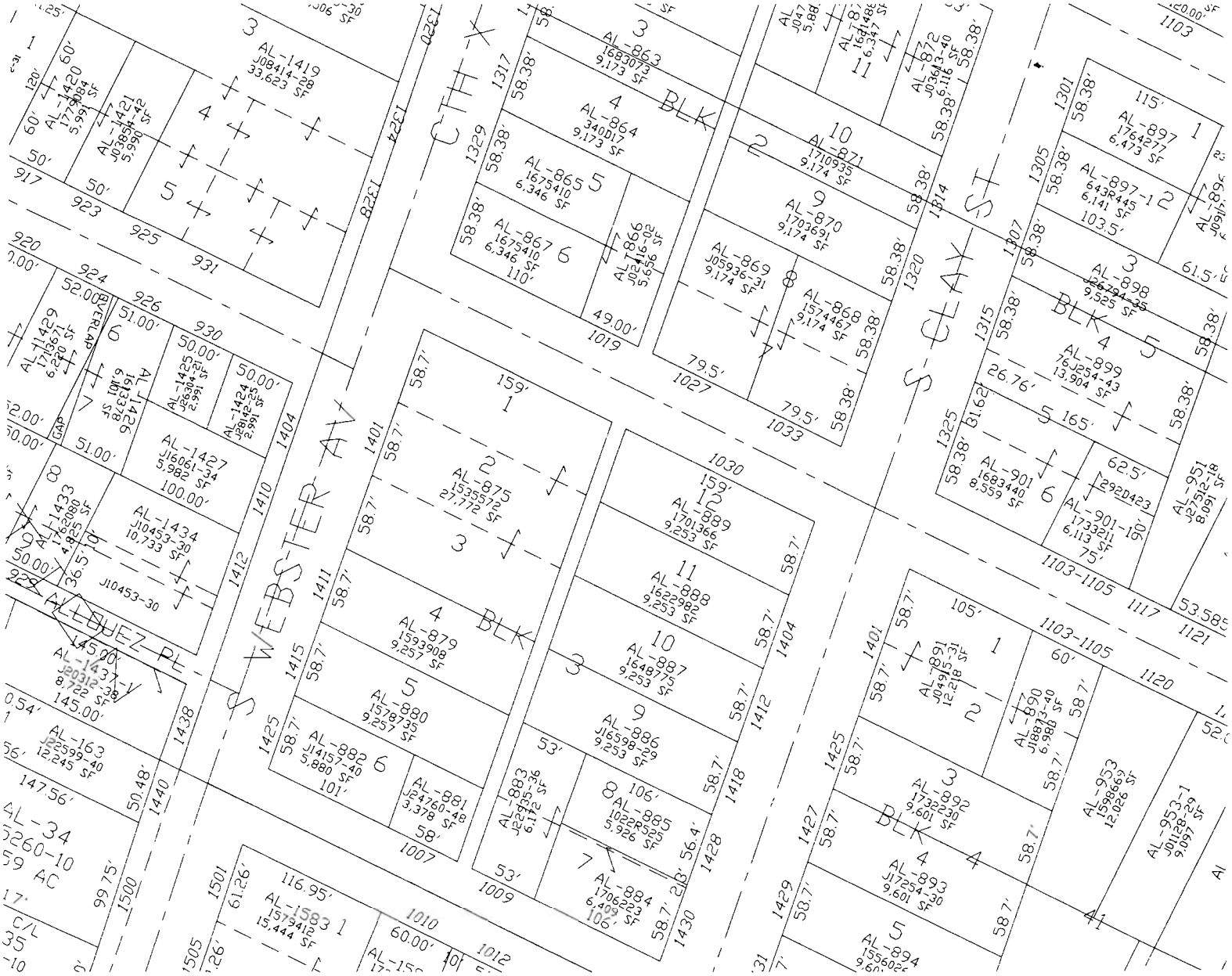
Tina L. Vanderhoof
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: 8/4/02.)

* Names of persons signing in any capacity must be typed or printed below their signature.

Information Professionals Company, Fond du Lac, WI 800-655-2021

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 1999



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CTH X
ALLDUEZ PL
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AL-1421
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AL-1427
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J01128-29
9,097 SF
AL-1583
1579412
15,444 SF

Document number

AFFIDAVIT OF CORRECTION

2085910

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
12/19/2003 10:44:12AM

REC FEE: 13.00
TRANS FEE:
EXEMPT # 77.25(3)
PAGES: 2

(TYPE OR PRINT CLEARLY IN BLACK OR RED INK)

AFFIANT, F&M BANK - WISCONSIN, hereby swears or affirms that a certain document which was titled as follows: WARRANTY DEED (type of document), recorded on the 30 day of OCTOBER, 2003 (year) in volume n/a, page n/a, as document number 2074839 and was recorded in BROWN County, State of Wisconsin, contained the following error (if more space is needed, please attach addendum):

INCORRECT LEGAL

1308 (2)

Recording area

Name and return address

F&M BANK - WISCONSIN
1601 S WEBSTER AVE
GREEN BAY WI 54301

AL-875

Parcel identification number (PIN)

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows (if more space is needed, please attach addendum):

LEGAL SHOULD READ:

LOTS ONE (1), TWO (2) AND THREE (3) ALL IN BLOCK THREE (3), ACCORDING TO THE RECORDED FARM GARDEN CO'S PLAT, IN THE VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN

A copy of the original document (in part or whole) ☒ is ☐ is not attached to this Affidavit (if a copy of the original document is not attached, please attach legal description and names of grantors and grantees).

Dated: DECEMBER 17, 2003 Signed: Ann M Schroeder

* ANN M SCHROEDER

State of Wisconsin)
) ss.
County of BROWN)

Subscribed and sworn to (or affirmed) before me this 17TH day of DECEMBER, 2003.

Kathleen J. Krauth

* Kathleen J. Krauth

Notary Public, State of Wisconsin
My Commission (expires) 2-13-06

AFFIANT is the (check one):

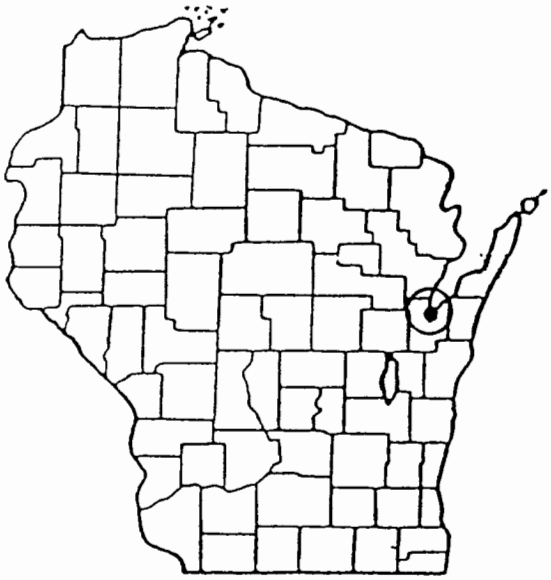
— Drafter of the document being corrected.
— Owner of the property described in the document being corrected.
— Other - explain:

This instrument is drafted by: ANN SCHROEDER/F&M BANK-WISCONSIN

THIS FORM IS INTENDED TO CORRECT SCRIVNER'S ERRORS AND NOT FOR THE CONVEYANCE OF REAL PROPERTY.

*Names of persons signing in any capacity must be typed or printed below their signature. WRDA version V - 9/20/1999

KNOTHOLE BOOKSTORE
1401 SOUTH WEBSTER AVENUE
VILLAGE OF ALLOUEZ, WISCONSIN 65301



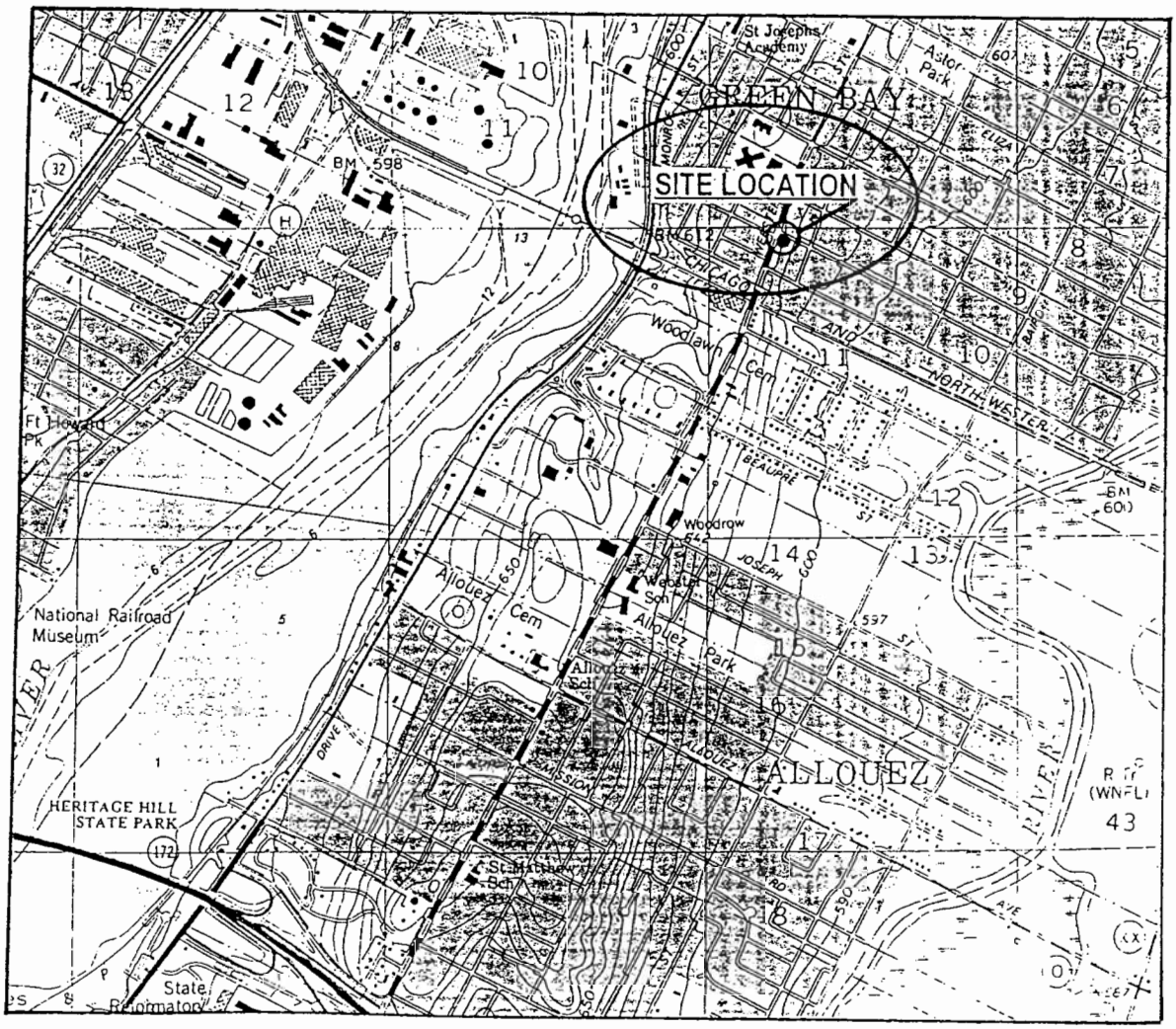
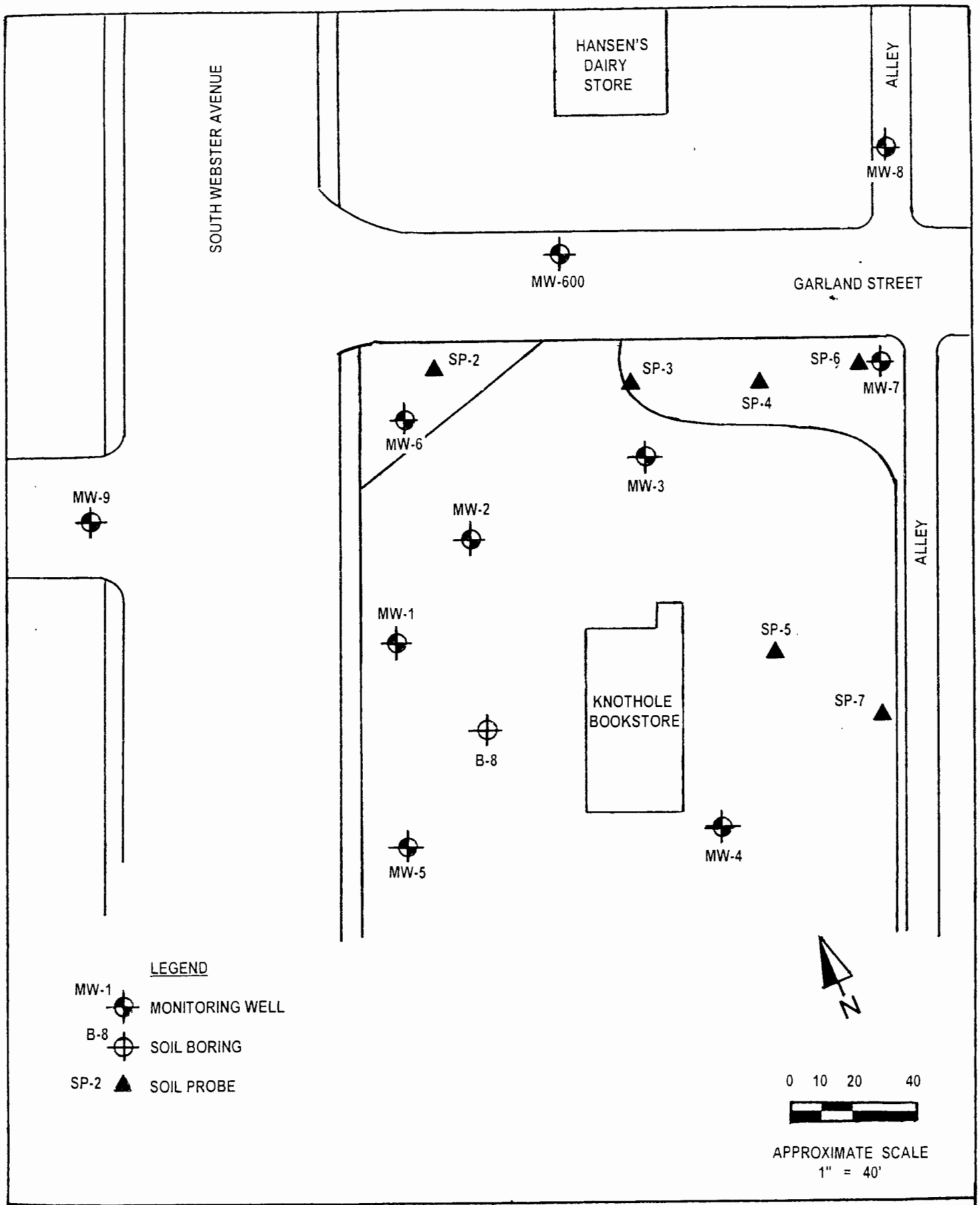


FIGURE 1
SITE LOCATION MAP



NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT: KNOTHOLE BOOKS

FIGURE: FIGURE 2 - SITE DETAIL MAP

TABLE I

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

Parameter (ppb)	MW-1							WDNR PAL	WDNR ES
	04/02/97	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	ND	**5.5**	ND	ND	ND	ND	ND	0.5	5
ETHYLBENZENE	96	38	70	230	45	14	43	140	700
MTBE	ND	4.8	12	18	9.4	ND	ND	12	60
NAPHTHALENE	**320**	**130**	150	**200**	**100**	**74**	**260**	8	40
TOLUENE	**1500**	68	88	330	30	6.7	36	200	1000
TRIMETHYLBENZENES	**1550**	**770**	**940**	**870**	670	428	**1040**	96	480
TOTAL XYLENES	7200	2300	2590	4100	560	920	3090	1000	10000
TRICHLOROETHENE	ND	NA	NA	NA	NA	ND	ND	0.5	5
TETRACHLOROETHENE	ND	NA	NA	NA	NA	**5.7**	ND	0.5	5
TOTAL LEAD	95	NA	NA	NA	NA	NA	NA	1.5	15

Parameter (ppb)	MW-2							WDNR PAL	WDNR ES
	04/02/97	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	**3100**	**15**	**49**	**220**	**84**	1.8	**23**	0.5	5
ETHYLBENZENE	**1000**	46	160	200	290	1.3	66	140	700
MTBE	ND	1.2	5.0	12	6.2	ND	ND	12	60
NAPHTHALENE	**410**	**40**	**110**	**240**	**190**	3.9	**49**	8	40
TOLUENE	**7900**	44	140	640	400	2.0	61	200	1000
TRIMETHYLBENZENES	**2070**	279	**810**	**940**	**1130**	23	236	96	480
TOTAL XYLENES	5400	235	1000	2720	1670	22.1	300	1000	10000
TRICHLOROETHENE	ND	NA	NA	NA	NA	ND	ND	0.5	5
TETRACHLOROETHENE	ND	NA	NA	NA	NA	1.1	ND	0.5	5
TOTAL LEAD	43	NA	NA	NA	NA	NA	NA	1.5	15

NOTES:
ppb = parts per billion
WDNR PAL = WDNR NR 140 Preventive Action Limit
WDNR ES = WDNR NR 140 Enforcement Standard
ND = Not detected
NE = Not established
NA = Not sampled for
# = Sampled for but not detected above PAL

TABLE I

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

Parameter (ppb)	MW-3							WDNR PAL	WDNR ES
	04/02/97	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	**850**	**180**	**170**	**140**	**270**	**170**	**180**	0.5	5
ETHYLBENZENE	**1500**	550	290	240	90	660	**800**	140	700
MTBE	ND	ND	ND	6.3	ND	ND	18	12	60
NAPHTHALENE	**340**	**54**	**52**	**48**	**97**	**130**	**170**	8	40
TOLUENE	**8500**	**2600**	**1900**	200	**3000**	**1900**	**1600**	200	1000
TRIMETHYLBENZENES	**1660**	**550**	328	261	410	**650**	680	96	480
TOTAL XYLENES	6700	3100	1690	650	2120	2180	2080	1000	10000
TRICHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TETRACHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TOTAL LEAD	11	NA	NA	NA	NA	NA	NA	1.5	15

Parameter (ppb)	MW-4							WDNR PAL	WDNR ES
	04/02/97	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	ND	ND	ND	ND	ND	NA	NA	0.5	5
ETHYLBENZENE	ND	ND	ND	ND	ND	NA	NA	140	700
MTBE	MD	ND	ND	ND	ND	NA	NA	12	60
NAPHTHALENE	ND	ND	ND	ND	ND	NA	NA	8	40
TOLUENE	ND	ND	ND	ND	ND	NA	NA	200	1000
TRIMETHYLBENZENES	ND	ND	ND	ND	ND	NA	NA	96	480
TOTAL XYLENES	ND	ND	ND	ND	ND	NA	NA	1000	10000
TRICHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TETRACHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TOTAL LEAD	7.2	NA	NA	NA	NA	NA	NA	1.5	15

NOTES:
ppb = parts per billion
WDNR PAL = WDNR NR 140 Preventive Action Limit
WDNR ES = WDNR NR 140 Enforcement Standard
[illegible] = [illegible] detected
[illegible] = [illegible] established
NA = [illegible] sampled for
# = [illegible] but not detected above PAL

TABLE I

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

Parameter (ppb)	MW-5							WDNR PAL	WDNR ES
	04/02/97	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	ND	ND	ND	ND	ND	NA	NA	0.5	5
ETHYLBENZENE	ND	ND	ND	ND	ND	NA	NA	140	700
MTBE	ND	ND	ND	ND	ND	NA	NA	12	60
NAPHTHALENE	ND	ND	ND	ND	ND	NA	NA	8	40
TOLUENE	ND	ND	ND	ND	ND	NA	NA	200	1000
TRIMETHYLBENZENES	ND	ND	ND	ND	ND	NA	NA	96	480
TOTAL XYLENES	ND	ND	ND	ND	ND	NA	NA	1000	10000
TRICHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TETRACHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TOTAL LEAD	5.3	NA	NA	NA	NA	NA	NA	1.5	15

Parameter (ppb)	MW-6							WDNR PAL	WDNR ES
	06/25/97	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	**3700**	**2000**	NA	**2200**	**2200**	**1800**	**2500**	0.5	5
ETHYLBENZENE	**1500**	**1100**	NA	**990**	**820**	130	210	140	700
MTBE	ND	ND	NA	ND	ND	ND	ND	12	60
NAPHTHALENE	**300**	**400**	NA	**420**	**370**	**630**	**580**	8	40
TOLUENE	**11000**	**9400**	NA	**10000**	**9500**	**5100**	**7600**	200	1000
TRIMETHYLBENZENES	**1880**	**1630**	NA	**1770**	**1810**	**4100**	**3400**	96	480
TOTAL XYLENES	7700	7300	NA	8100	7800	8000	8200	1000	10000
TRICHLOROETHENE	ND	NA	NA	NA	NA	ND	ND	0.5	5
TETRACHLOROETHENE	ND	NA	NA	NA	NA	ND	ND	0.5	5
TOTAL LEAD	160	NA	NA	NA	NA	NA	NA	1.5	15

NOTES:
ppb = parts per billion
WDNR PAL = WDNR NR 140 Preventive Action Limit
WDNR ES = WDNR NR 140 Enforcement Standard
ND = Not detected
NE = Not established
NA = Not Sampled for
xxx = Sampled for but not detected above PAL

TABLE I

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

Parameter (ppb)	MW-7							WDNR PAL	WDNR ES
	06/25/97	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	ND	ND	ND	ND	ND	NA	NA	0.5	5
ETHYLBENZENE	ND	ND	ND	ND	ND	NA	NA	140	700
MTBE	ND	ND	ND	ND	ND	NA	NA	12	60
NAPHTHALENE	ND	ND	ND	ND	ND	NA	NA	8	40
TOLUENE	ND	ND	ND	ND	ND	NA	NA	200	1000
TRIMETHYLBENZENES	ND	ND	ND	ND	ND	NA	NA	96	480
TOTAL XYLENES	ND	ND	ND	NS	ND	NA	NA	1000	10000
TRICHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TETRACHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TOTAL LEAD	3.2	NA	NA	NA	NA	NA	NA	1.5	15

Parameter (ppb)	MW-8							WDNR PAL	WDNR ES
	06/23/98	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	ND	ND	ND	ND	ND	NA	NA	0.5	5
ETHYLBENZENE	ND	ND	ND	ND	ND	NA	NA	140	700
MTBE	ND	ND	ND	ND	ND	NA	NA	12	60
NAPHTHALENE	ND	ND	ND	ND	ND	NA	NA	8	40
TOLUENE	ND	ND	ND	ND	ND	NA	NA	200	1000
TRIMETHYLBENZENES	ND	ND	ND	ND	ND	NA	NA	96	480
TOTAL XYLENES	ND	ND	ND	ND	ND	NA	NA	1000	10000
TRICHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TETRACHLOROETHENE	ND	NA	NA	NA	NA	NA	NA	0.5	5
TOTAL LEAD	NA	NA	NA	NA	NA	NA	NA	1.5	15

NOTES:
[illegible] per billion
WDNR PAL = WDNR NR 140 Preventive Action Limit
WDNR ES = WDNR NR 140 Enforcement Standard
[illegible]
NE = Not established
NA = Not sampled for
* = Sampled for but not detected above PAL

TABLE I

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

Parameter (ppb)	MW-9								WDNR PAL	WDNR ES
	06/23/98	10/05/01	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	**9.5**	ND	3.6	ND	ND	ND	NA	NA	0.5	5
ETHYLBENZENE	350	600	49	**700**	**780**	**880**	NA	NA	140	700
MTBE	ND	24	9.3	25	48	43	NA	NA	12	60
NAPHTHALENE	**100**	**270**	**61**	**270**	**330**	**410**	NA	NA	8	40
TOLUENE	47	18	5.4	14	15	32	NA	NA	200	1000
TRIMETHYLBENZENES	**510**	**830**	309	**960**	**1070**	**1220**	NA	NA	96	480
TOTAL XYLENES	2050	3440	1110	4330	4900	5500	NA	NA	1000	10000
TRICHLOROETHENE	**43**	NA	NA	NA	NA	NA	NA	NA	0.5	5
TETRACHLOROETHENE	**870**	NA	NA	NA	NA	NA	NA	NA	0.5	5
TOTAL LEAD	NA	NA	NA	NA	NA	NA	NA	NA	1.5	15

Parameter (ppb)	MW-600						WDNR PAL	WDNR ES
	09/12/02	12/11/02	03/26/03	06/11/03	09/16/04	12/16/04		
BENZENE	**33**	ND	**1500**	ND	**68**	**8.0**	0.5	5
ETHYLBENZENE	500	3.0	**1500**	91	330	280	140	700
MTBE	ND	ND	ND	13	ND	ND	12	60
NAPHTHALENE	**340**	25	**1200**	**55**	**260**	**360**	8	40
TOLUENE	**1300**	3.8	**11000**	110	700	310	200	1000
TRIMETHYLBENZENES	**2460**	69	**3000**	480	**1530**	**2150**	96	480
TOTAL XYLENES	5400	43	8800	490	2280	3140	1000	10000
TRICHLOROETHENE	NA	NA	NA	NA	NA	NA	0.5	5
TETRACHLOROETHENE	NA	NA	NA	NA	NA	NA	0.5	5
TOTAL LEAD	NA	NA	NA	NA	NA	NA	1.5	15

NOTES:
ppb = parts per billion
WDNR PAL = WDNR NR 140 Preventive Action Limit
WDNR ES = WDNR NR 140 Enforcement Standard
ND = Not detected
NE = Not established
NA = Not sampled for
* = Sampled for but not detected above PAL

TABLE II

SOIL SAMPLE ANALYSIS RESULTS

Boring ID	Sample ID	Sample Depth Below Surface (ft)	Pb	DRO	GRO	BENZ	TOLU	ETHYL BENZ	TOTAL XYLENES	MTBE	NAPHT
FEBRUARY 27 and 28, 1997											
MW-1	MW1-17	20-22	10	1,000	8,500	ND	12,000	7,800	450,000	ND	43,000
MW-1	MW1-23	27.5-29.5	ND	ND	21	57	300	170	1,200	ND	130
MW-2	MW2-15	17.5-19.5	4.1	180	5,900	ND	ND	45,000	86,000	ND	31,000
MW-2	MW2-25	30-32	6.8	ND	31	2,100	3,400	2,000	5,800	ND	130
MW-3	MW3-11	12.5-14.5	6.3	ND	9.2	ND	ND	75	211	ND	340
MW-3	MW3-21	21.0	5.3	23	230	2,100	14,000	4,300	19,300	270	1,300
MW-4	MW4-26	26.0	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5	MW5-26	26.0	ND	ND	ND	ND	ND	ND	ND	ND	ND
MAY 2, 1997											
SP-2		7.5-8.0	24	5,400	1,900	ND	23,000	29,000	147,000	ND	20,000
SP-3		13.5-15.0	8.7	2,900	1,800	920	ND	3,800	17,000	ND	13,000
SP-4		9-9.5	ND	410	480	320	ND	3,000	9,400	ND	3,200
SP-5		8.0	ND	ND	ND	ND	ND	ND	ND	ND	ND
SP-6		8.0	ND	ND	5.8	ND	55	ND	82	ND	230
SP-7		11.0	ND	ND	ND	ND	ND	ND	ND	ND	ND

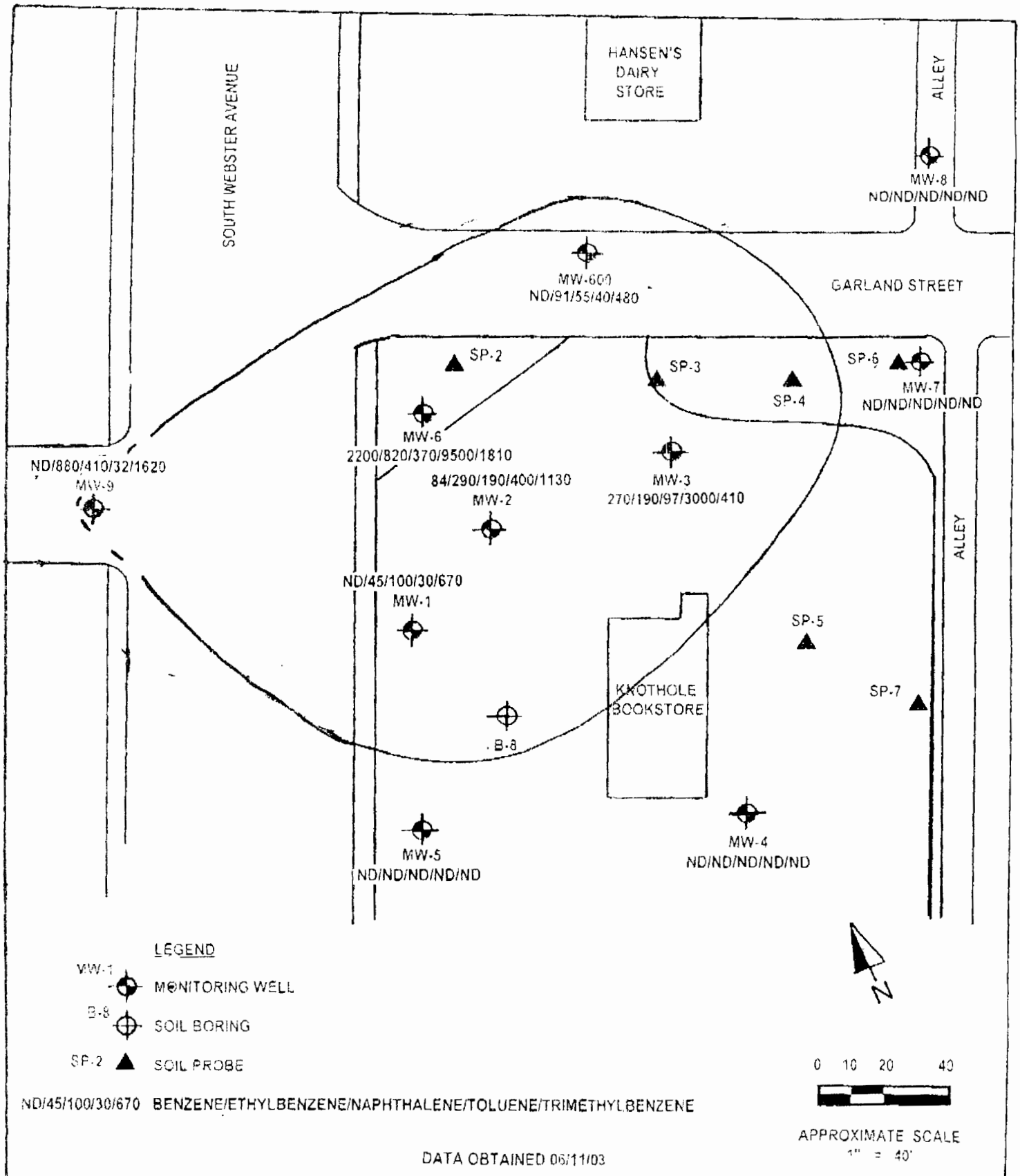
NOTES
GRO = WDNR modified gasoline range organics
DRO = WDNR modified diesel range organics
GRO, DRO, and Pb (Lead) are stated in parts per million (ppm)
ND = Not detected above the method detection limit
NA = Not Analyzed
PVOC compounds are in parts per billion (ppb)
Shaded areas represent exceedances of the WDNR Guidelines

TABLE II

SOIL SAMPLE ANALYSIS RESULTS

Boring ID	Sample ID	Sample Depth Below Surface (ft)	Pb	DRO	GRO	BENZ	TOLU	ETHYL BENZ	TOTAL XYLENES	MTBE	NAPHT
JUNE 12, 1997											
MW-6	MW6-14	14.0	5.8	1,800	8,000	ND	34,000	69,000	390,000	ND	59,000
MW-6	MW6-23	23.0	4.9	1,200	2,500	2,500	58,000	34,000	173,000	ND	18,000
MW-6	MW6-29	29.0	4.1	<4.4	<2.8	ND	ND	ND	ND	ND	ND
MW-7	MW7-13	13.0	5.4	<4.1	<2.9	ND	ND	ND	ND	ND	ND
B8	B8-24	24.0	<3.4	210	1,200	ND	ND	4,200	18,300	ND	6,700
JUNE 16,1998											
MW-8	MW8-12	12.0	<3.8	<4.3	<2.8	ND	ND	ND	ND	ND	ND
MW-9	MW9-30	30-32	<3.8	<4.4	24	ND	ND	290	1,450	48	270

NOTES
GRO = WDNR modified gasoline range organics
DRO = WDNR modified diesel range organics
GRO, DRO, and Pb (Lead) are stated in parts per million (ppm)
ND = Not detected above the method detection limit
PVOC compounds are stated in parts per billion (ppb)
Shaded areas represent exceedances of the WDNR Guidelines



NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT KNOTHOLE BOOKS

FIGURE 9-EXTENT OF GROUNDWATER CONTAMINATION

TABLE IV

SUMMARY OF GROUNDWATER ELEVATIONS

Groundwater Elevations Obtained 06/11/03

Well #	Top Of Screen Elevation	Top Of Casing Elevation	Depth To Groundwater	Groundwater Elevation
MW-1	89.6'	99.63'	19.96'	79.67'
MW-2	88.3'	98.34'	18.00'	80.34'
MW-3	85.6'	95.64'	20.05'	75.59'
MW-4	88.0'	97.97'	21.78'	76.19'
MW-5	89.4'	99.35'	23.40'	75.95'
MW-6	90.6'	100.59'	25.24'	75.35'
MW-7	78.0'	88.07'	10.60'	77.47'
MW-8	77.2'	87.23'	11.80'	75.43'
MW-9	88.6'	98.60'	23.06'	75.54'
MW-600	83.3'	93.31'	17.66'	75.65'

Groundwater Elevations Obtained 03/25/03

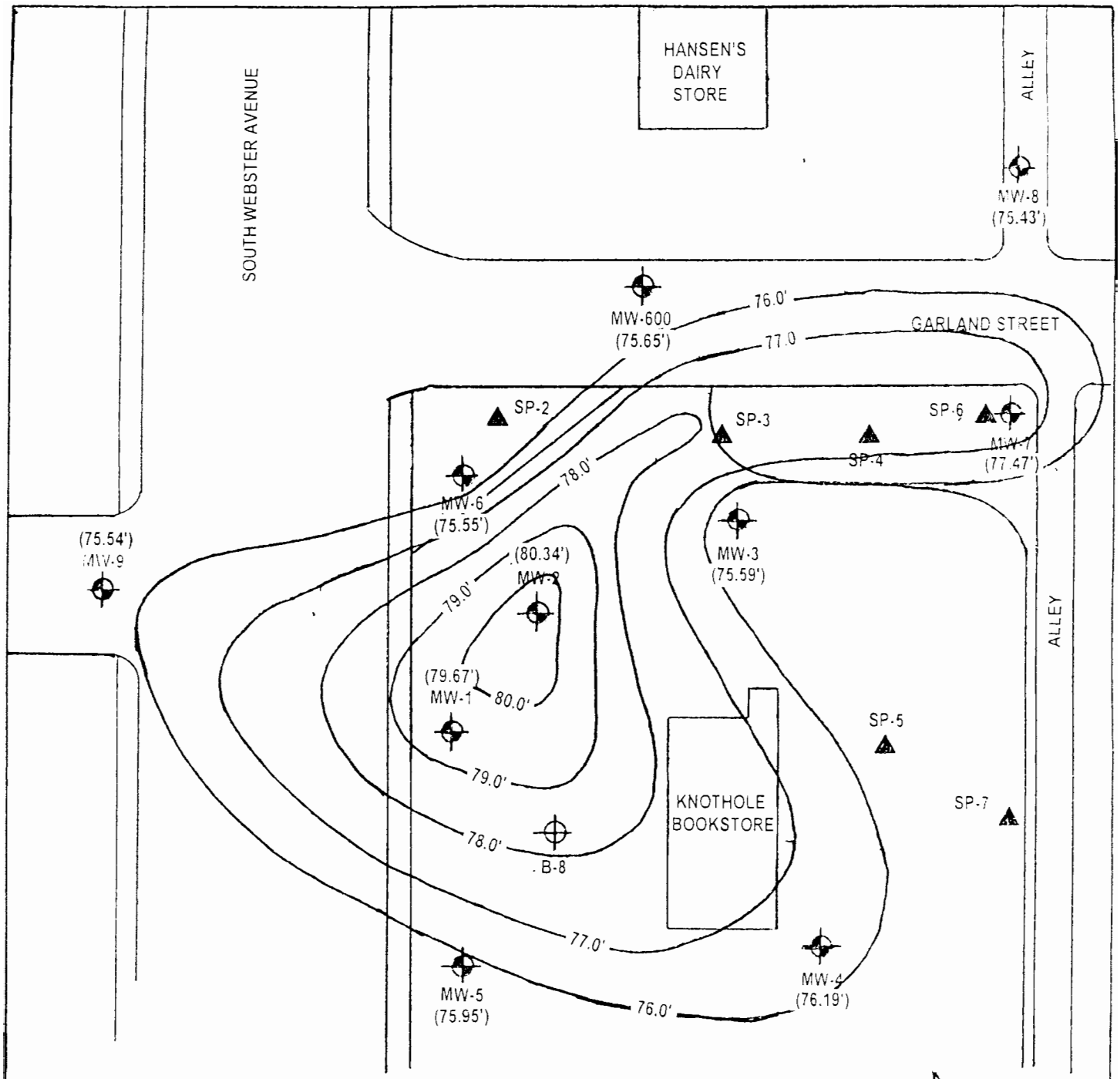
Well #	Top Of Screen Elevation	Top Of Casing Elevation	Depth To Groundwater	Groundwater Elevation
MW-1	89.6'	99.63'	22.52'	77.11'
MW-2	88.3'	98.34'	19.26'	79.08'
MW-3	85.6'	95.64'	20.70'	74.94'
MW-4	88.0'	97.97'	22.49'	75.48'
MW-5	89.4'	99.35'	24.00'	75.35'
MW-6	90.6'	100.59'	25.89'	74.70'
MW-7	78.0'	88.07'	12.69'	75.38'
MW-8	77.2'	87.23'	11.83'	75.40'
MW-9	88.6'	98.60'	23.62'	74.98'
MW-600	83.3'	93.31'	18.65'	74.66'

Groundwater Elevations Obtained 12/11/02

Well #	Top Of Screen Elevation	Top Of Casing Elevation	Depth To Groundwater	Groundwater Elevation
MW-1	89.6'	99.63'	19.63'	80.00'
MW-2	88.3'	98.34'	17.52'	80.82'
MW-3	85.6'	95.64'	19.99'	75.65'
MW-4	88.0'	97.97'	21.81'	76.16'
MW-5	89.4'	99.35'	23.34'	76.01'
MW-6	90.6'	100.59'	--	--
MW-7	78.0'	88.07'	11.32'	76.75'
MW-8	77.2'	87.23'	12.40'	74.83'
MW-9	88.6'	98.60'	22.88'	75.72'
MW-600	83.3'	93.31'	17.77'	75.54'

Groundwater Elevations Obtained 09/12/02

Well #	Top Of Screen Elevation	Top Of Casing Elevation	Depth To Groundwater	Groundwater Elevation
MW-1	89.6'	99.63'	19.08'	80.55'
MW-2	88.3'	98.34'	17.06'	81.28'
MW-3	85.6'	95.64'	19.47'	76.17'
MW-4	88.0'	97.97'	21.36'	76.61'
MW-5	89.4'	99.35'	22.91'	76.44'
MW-6	90.6'	100.59'	25.44'	75.15'
MW-7	78.0'	88.07'	10.73'	77.35'
MW-8	77.2'	87.23'	11.97'	75.26'
MW-9	88.6'	98.60'	22.40'	76.20'
MW-600	83.3'	93.31'	17.41'	75.90'



LEGEND

MW-1 MONITORING WELL

B-8 SOIL BORING

SP 2 SOIL PROBE

(75.54') GROUNDWATER ELEVATION

76.0' GROUNDWATER CONTOUR LINE

DATA OBTAINED 06/11/03
1.0' CONTOUR INTERVAL

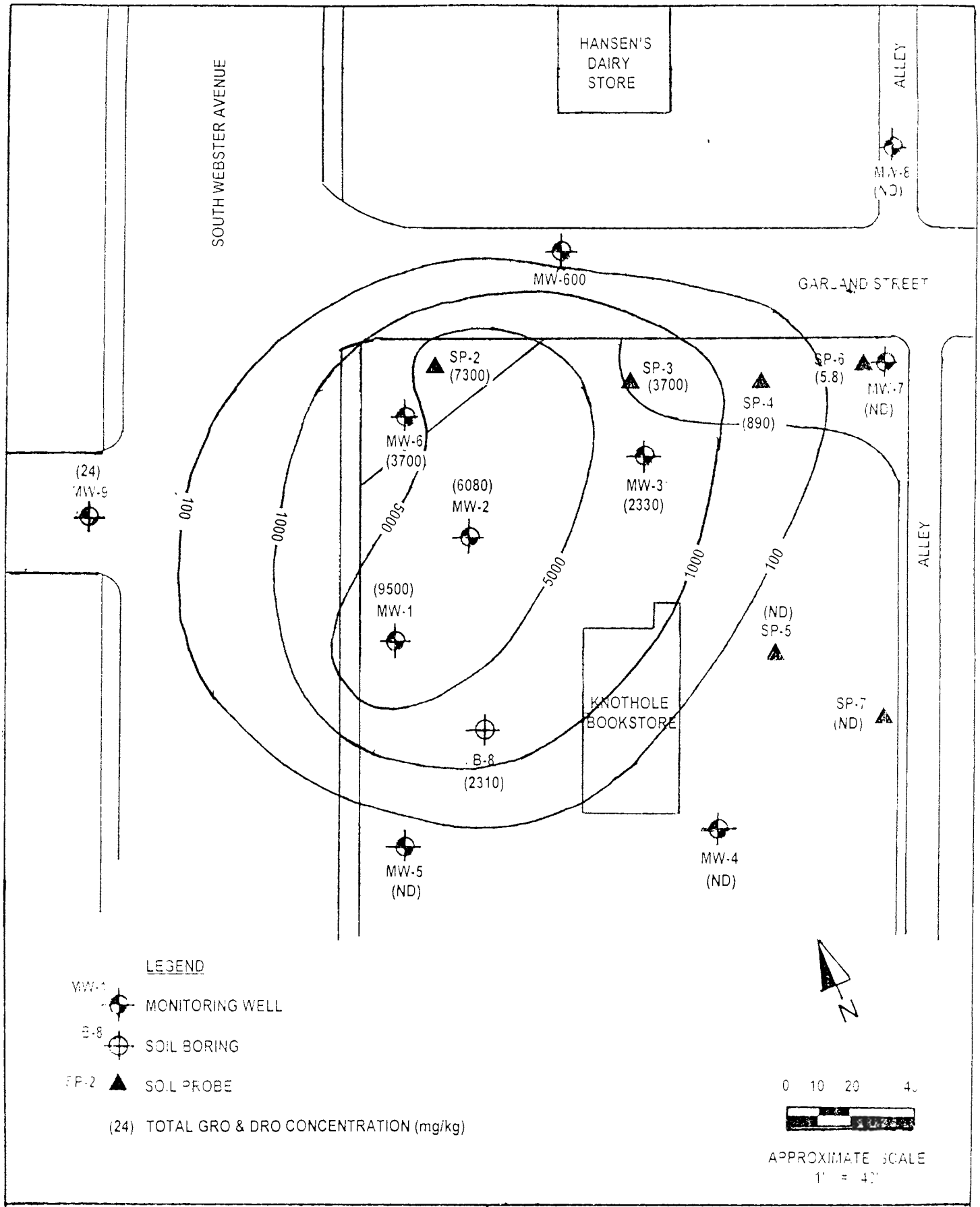
0 10 20 40

APPROXIMATE SCALE
1" = 40

NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT KNOTHOLE BOOKS

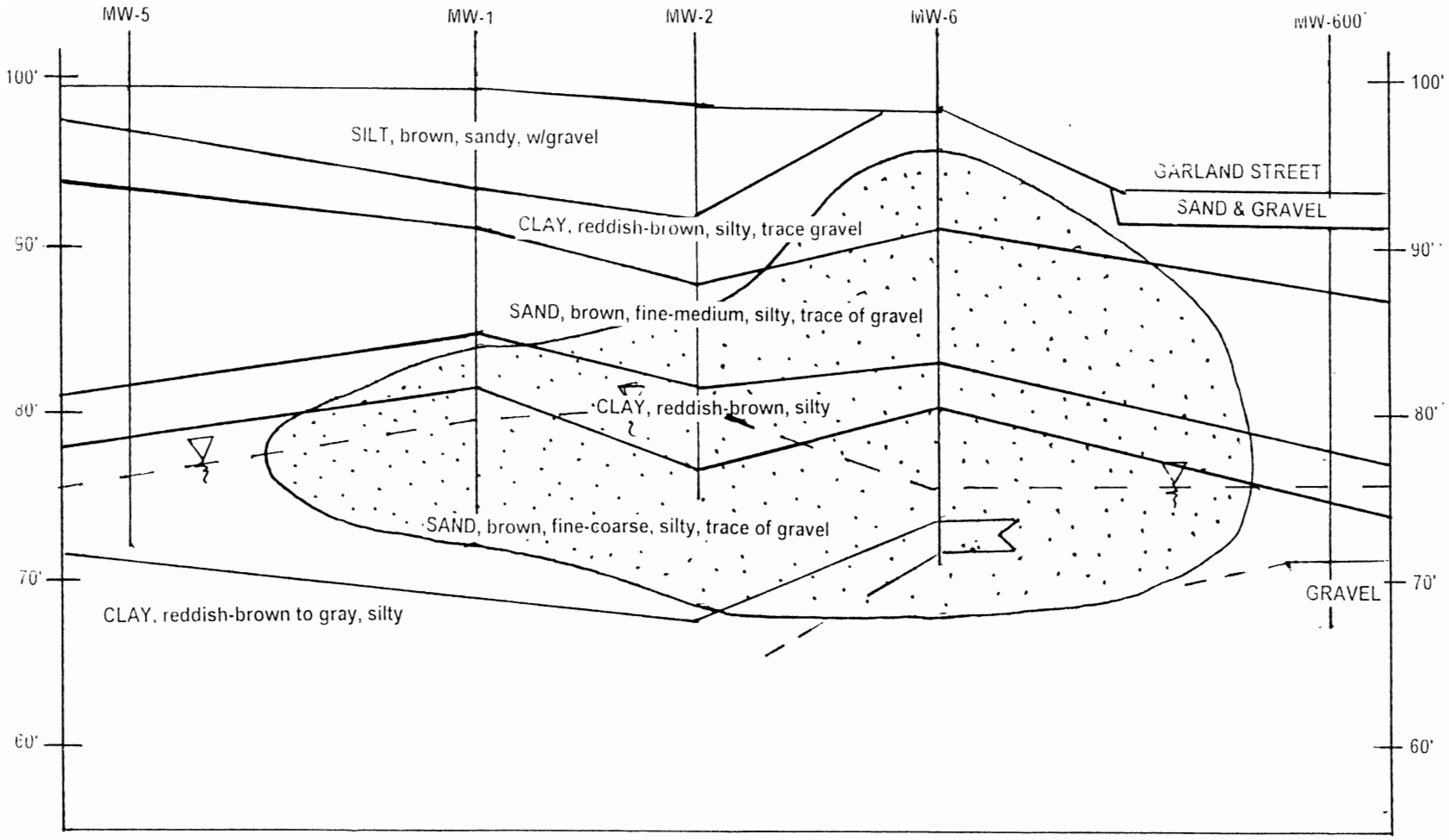
FIGURE: FIGURE 5-GROUNDWATER CONTOUR MAP



NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT: KNOTHOLE BOOKS

FIGURE 6-TOTAL GRO & DRO CONCENTRATION IN SOIL

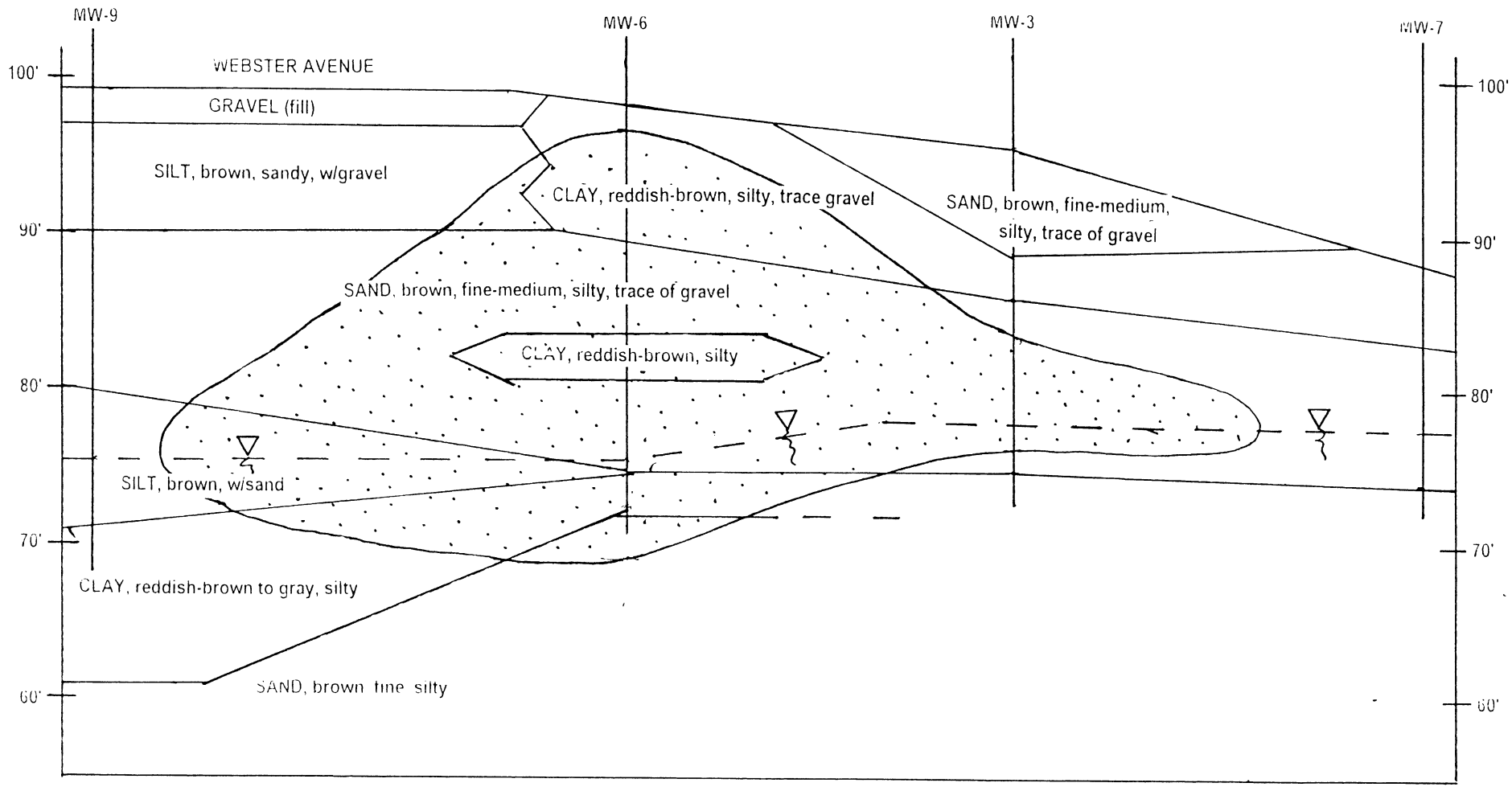


HORIZONTAL SCALE
1" = 30'

VERTICAL SCALE
1" = 10'

APPROXIMATE EXTENT OF PETROLEUM CONTAMINATION

FIGURE 7-NORTH-SOUTH GEOLOGIC CROSS-SECTION



HORIZONTAL SCALE
1" = 30'

VERTICAL SCALE
1" = 10'

APPROXIMATE EXTENT OF PETROLEUM CONTAMINATION

FIGURE 8-EAST-WEST GEOLOGIC CROSS-SECTION

KERRY M. BLANEY
BROWN COUNTY TREASURER
P O BOX 23600
GREEN BAY WI 54305-3600

2003 REAL ESTATE TAX RECEIPT

PARCEL NO: AL-875 1/07/2004
CURR OWNER: DENNIS A DORNER
LOCATION: 1401 S WEBSTER AV

ASSESSED VALUES:	LAND	145,300
	IMPRV	107,800
	TOTAL	253,100
EST. FAIR MARKET VALUE		285,100

LEGAL:
FARM GARDEN CO'S PLAT
LOTS 1, 2, & 3 BLK. 3

NET AMOUNT OF 2003 TAX BILL:	
GENERAL TAX	5,813.20
SPEC ASSMT/CHGS	.00
TOTAL	5,813.20
LESS LOTT CR APPLIED	.00
TOTAL AMT DUE:	5,813.20
1ST INSTALL AMT:	2,906.60
PREVIOUS PAYMENTS:	

COMMENTS: PAID 12/31/03
149235

DENNIS A DORNER
4452 MAGGIE JENNIE LN
NEW FRANKEN, WI 54229-9499

AMOUNT PAID THIS TRANS:	
GEN TAXES PD	5,813.20
SPEC ASSMT/CHGS	.00
TOTAL AMT PAID:	5,813.20

BALANCE DUE FOR 2003 TAX BILL .00 *

LMM02

*RECEIPT NOT VALID UNTIL ALL CHECKS HAVE CLEARED ALL BANKS

KERRY M. BLANEY
BROWN COUNTY TREASURER
P O BOX 23600
GREEN BAY WI 54305-3600

2003 REAL ESTATE TAX RECEIPT

PARCEL NO: AL-875 1/07/2004
CURR OWNER: DENNIS A DORNER
LOCATION: 1401 S WEBSTER AV

DUPLICATE

ASSESSED VALUES:	LAND	145,300
	IMPRV	107,800
	TOTAL	253,100
EST. FAIR MARKET VALUE		285,100

LEGAL:
FARM GARDEN CO'S PLAT
LOTS 1, 2, & 3 BLK. 3

NET AMOUNT OF 2003 TAX BILL:	
GENERAL TAX	5,813.20
SPEC ASSMT/CHGS	.00
TOTAL	5,813.20
LESS LOTT CR APPLIED	.00
TOTAL AMT DUE:	5,813.20
1ST INSTALL AMT:	2,906.60
PREVIOUS PAYMENTS:	

COMMENTS: PAID 12/31/03
149235 DENNIS A DORNER
4452 MAGGIE JENNIE LN
NEW FRANKEN, WI 54229-9499

AMOUNT PAID THIS TRANS:	
GEN TAXES PD	5,813.20
SPECIAL ASSMTS	.00
TOTAL AMT PAID:	5,813.20

BALANCE DUE FOR 2003 TAX BILL .00 *

I believe that the information about the property is accurate

Dennis Dorner
3-16-04

May 11, 2004

COPY

HANSEN'S Dairy & Deli
930 Goddard Street
Green Bay, WI 54311

Dear Sir/Madame:

Groundwater contamination that appears to have originated on the property located at the former Knothole Books & Gifts 1401 S. Webster Avenue, has migrated onto your property at 1329 S. Webster. Conditions appear to not have changed since your property was investigated. As a requirement of case closure for my site, we are required to issue this letter to you. The levels of petroleum contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I 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, Wisconsin Administrative Code, and I 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 will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

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

The Department of Natural Resources will not review my 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 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:

Mr. Keld Lauridsen
DNR-Northeast Region
1125 N. Military Avenue
P.O. Box 10448
Green Bay, WI 54307-0448
(920) 492-5921

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 closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct 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 makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed 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, you may contact me at (920) 866-3995 or you may contact Mr. Keld Lauridsen of the WDNR at (920) 492-5921 or Mr. Robert Herubin (NRP Envronmental Consultants Inc.) at (920) 339-9212.

Sincerly

Dennis Dorner

COPY

Dennis Dorner
4452 Maggie Jennie Lane
New Franken, WI 54229

NRP ENVIRONMENTAL CONSULTANTS INCORPORATED
1140 Ashwaubenon Street Green Bay • Wisconsin • 54304 • (920) 339-9212 • Fax: (920) 336-2352

March 19, 2004

Ms. Barb Kopprud
Building Inspector
Village of Allouez
1649 South Webster Avenue
Green Bay, WI 54304

Re: Former Knothole Bookstore, 1401 S. Webster Avenue, Village of Allouez
BRRTS ID # 03-05-002199

Dear Ms. Kopprud:

The above mentioned LUST site has been submitted to the DNR for possible closure. Some residual soil and/or groundwater contamination may be present underneath Garland Street and South Webster Avenue. Figures showing the approximate extent of the remaining soil and groundwater contamination are enclosed.

This information is for your records only and no response is required. If you have any questions or require additional information, please feel free to call this office at anytime.

Sincerely,

Steven F. Bouc
Hydrogeologist

Enclosures

cc: Mr. Keld Lauridsen, DNR

Document Number | DEED RESTRICTION

2226073

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
11/15/2005 10:01:59AM

REC FEE: 17.00
TRANS FEE:
EXEMPT #
PAGES: 4

Declaration of Restrictions

In Re: Lots One (1), Two (2) and Three (3) all in block three (3), according to the recorded Farm Garden CO's Plat, in the Village of Allouez. Brown County, Wisconsin

Recording Area

Name and Return Address

Mr. Dennis Dorner
4452 Maggie Jennie Lane
New Franken, WI 54229

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

AL-875
Parcel Identification Number (PIN)

WHEREAS, Dennis A. Dorner is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property, and as of February 1997, May 1997, June 1997 and June 1998, when soil samples were collected on this property, petroleum-contaminated soil remained on this property at the following location: Soil boring locations MW-1, MW-2, MW-3, SP-2, SP-3, SP-4, MW-6, and B8. Soil contamination above levels identified in ch. NR 746 Table 1 Wis. Adm. Code remains in soil boring MW-1 with ethylbenzene at 7,800 parts per billion (ppb), xylene at 450,000 ppb, and naphthalene at 43,000 ppb; in MW-2 with ethylbenzene at 45,000 ppb, xylene at 86,000 ppb, and naphthalene at 31,000 ppb; in SP-2 with ethylbenzene at 29,000 ppb, xylene at 147,000 ppb, and naphthalene at 20,000 ppb; in SP-3 with naphthalene at 13,000 ppb; in SP-4 with naphthalene at 3,200 ppb; in MW-6 with ethylbenzene at 69,000 ppb, xylene at 390,000 ppb, and naphthalene at 59,000 ppb; in B8 with naphthalene at 6,700 ppb. Soil contamination above levels identified in ch. NR 720 Wis. Adm. Code remains in soil boring MW-1 with benzene at 57 ppb and toluene at 12,000 ppb; in soil sample MW-2 with benzene at 2,100 ppb, toluene at 3,400 ppb, and xylene at 5,800 ppb; in MW-3 with benzene at 2,100 ppb, toluene at 14,000 ppb, ethylbenzene at 4,300 ppb, and xylene at 19,300 ppb; in SP-2 with toluene at 23,000 ppb; in SP-3 with benzene at 920 ppb and ethylbenzene at 3,800 ppb; in SP-4 with benzene at 320 ppb, ethylbenzene with 3,000 ppb, and xylene with 9,400 ppb; in MW-6 with benzene at 2,500 ppb and toluene at 34,000 ppb; in B8 with ethylbenzene at 4,200 ppb and xylene at 18,300 ppb. Locations of the soil samples are provided on Exhibit A and are attached and made part of this restriction.

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 pavement and building 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 Cap Maintenance Plan – Knothole Bookstore dated September 27, 2005 that was submitted to the Wisconsin Department of Natural Resources by Mr. Dennis Dorner, as required by section NR 724.13 (2), Wis. Adm. Code (October 1999). A copy of the maintenance plan can be found at the Wisconsin Department of Natural Resources Green Bay Office or the GIS Registry of Closed Remediation Sites webpage. The pavement and building 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, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. 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 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 and building are 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 and building are 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.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 15 day of Nov-, 2005.

Signature: Dennis A Dorner
Printed Name: Dennis A Dorner

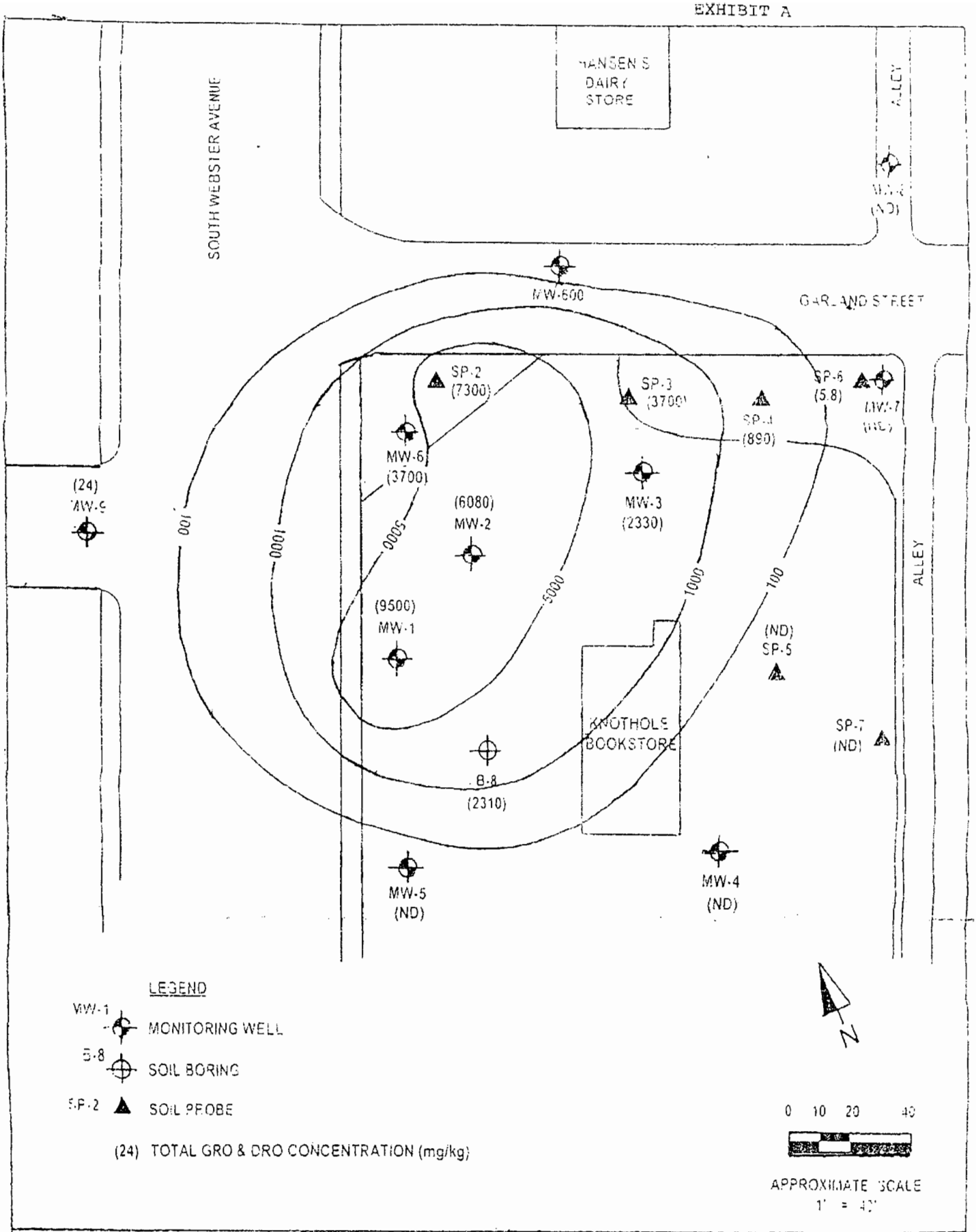
Subscribed and sworn to before me
this 15th day of Nov, 2005

MARY A. COWAN
NOTARY PUBLIC
STATE OF WISCONSIN

Mary A. Cowan - Mary A. Cowan
Notary Public, State of WI
My commission 4-13-08

This document was drafted by the Wisconsin Department of Natural Resources based on information obtained from Robert Herubin of NRP Environmental Consultants Incorporated.

EXHIBIT A



NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT: KNOTHOLE BOOKS

FIGURE 6-TOTAL GRO & DRO CONCENTRATION IN SOIL

CAP MAINTENANCE PLAN

KNOTHOLE BOOKSTORE
401 SOUTH WEBSTER AVENUE
VILLAGE OF ALLOUEZ, WI 54301
DCOMM # 54301-2503-01
WDNR BRRTS #: 03-05-002199

SEP 2 - 2005
NER WASTE

Petroleum contaminated soil was detected during a Phase II Environmental Assessment in October of 1995 at the former Knothole Bookstore. Petroleum contamination was the result of leaking underground storage tanks. Investigation and remediation activities at the site are complete, however, some petroleum contamination remains in the soils at the site. As a condition of site closure a "cap" is required. A cap is a surface (ie pavement, building etc.) that is directly over the area where the contaminated soil has been identified. The cap must be maintained to minimize contaminant infiltration to the groundwater.

The building and asphalt parking area shall be maintained to minimize infiltration into the impacted area, and shall be inspected every two years. At a minimum, the inspection shall include the floor and the roof of the building and the asphalt. Cracks in the asphalt should be sealed periodically. Any problems and repairs should be noted on the attached inspection form. A copy of the cap maintenance plan and inspection form must be kept on site.

If repairs are performed, a copy of the inspection form should be sent to : Mr. Keld Lauridsen

Department of Natural Resources
Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, WI 54307-0448

Prepared By:

Robert C. Herubin
Hydrogeologist

COPY

Reviewed By:

Mr. Dennis Dorner
Site Owner

CAP INSPECTION LOG

KNOTHOLE BOOKSTORE
401 SOUTH WEBSTER AVENUE
VILLAGE OF ALLOUEZ, WI 54301
DCOMM # 54301-2503-01
WDNR BRRTS #: 03-05-002199

DATE	CAP CONDITION	REPAIRS MADE