

GIS REGISTRY INFORMATION

SITE NAME: Proposed Riverfront Lofts

BRRTS #: 03-05-542835 **FID # (if appropriate):** _____

COMMERCE # (if appropriate): _____

CLOSURE DATE: 09/27/2006

STREET ADDRESS: 110 Cherry Street

CITY: Green Bay

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 677678 Y= 451075

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

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

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

IF YES, STREET ADDRESS 1: _____

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

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure letter or denial letter issued x
- Copy of any maintenance plan referenced in the final closure letter. x
- Copy of (soil or land use) deed notice *if any required as a condition of closure* na
- 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 SEE DEED
- 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
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour x
- Geologic cross-sections, *if required for SI*. (8.5x14" if paper copy) na
- RP certified statement that legal descriptions are complete and accurate x
- Copies of off-source notification letters (if applicable) na
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) na



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

September 27, 2006

Vetter Denk Properties, LLC
Attn: Mr. Kelly Denk
614 North Broadway Street
Milwaukee, WI 53202

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Proposed Riverfront Lofts, 110 Cherry Street, Green Bay, Wisconsin
WDNR BRRTS Activity # 03-05-542835

Dear Mr. Denk:

On June 6, 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. 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, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owners (City of Green Bay and Riverfront Lofts, LLC) and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Pursuant to s. 292.12(2)(a), Wis. Stats., the building, pavement or soil cover cap that currently exists on the property shall be maintained in compliance with the **attached maintenance plans** 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 contaminated soil on the property is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in

compliance with applicable statutes and rules. In addition, 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 and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The following activities are prohibited on any portion of the property where a building, pavement or soil cover is required to be maintained, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

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 because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. 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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Keld Lauridsen at (920) 662-5420.

Sincerely,



Bruce G. Urben

NER Remediation & Redevelopment Team Supervisor

cc: Jason Lowery, Terracon (electronic copy)
Carl Weber, City of Green Bay,
100 N. Jefferson Street, Green Bay, WI 54301
Julie Peterson, Riverfront Lofts, LLC,
1665 N. Water Street, Milwaukee, WI 53202

CAP AND BUILDING BARRIER MAINTENANCE PLAN

September 15, 2006

Property Located at:

**121 to 125 North Washington Street
Green Bay, Wisconsin**

BRRTS # 03-05-542835

LEGAL DESCRIPTION:

Outlot 1 of Volume 49 CSM 332, Map #7310, Part of Lots 6, 7, 8, 9, and 10, Plat of Navarino, City of Green Bay

TAX #: 12-25

Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to three feet of cleaner fill over the contaminated soil on-site. The underlying contaminated soil is impacted by lead and polycyclic aromatic hydrocarbons (PAH). Groundwater (approximately 8 feet below grade) may be impacted by gasoline constituents.

An existing foundation system at the site, which was installed in 1963, also anchors the existing retaining wall along the Fox River. Footing Plan and Footing Section sheet plans, prepared for the project, dated March 1, 1963, indicate that a series of grade beams span east-west, between two perimeter and one interior, pile-supported, grade beams (orientated north-south). The east-west orientated grade beams are set at approximate 9-foot spacing, on center. Construction of the parking ramp in 1963 required excavation of subgrade materials to a depth of approximately three to four feet below grade in order to construct the grade beams. Furthermore, approximately 1½ feet of clean gravelly fill material was placed on top of the concrete beam network to the base of an asphalt parking lot when the ramp was razed in 2001. A thinner layer of top soil was also placed on top of the western portion of the site around this time.

Engineered Cap Purpose

The existing cleaner fill material over the contaminated soil will serve as a barrier to prevent direct human contact with residual soil and groundwater contamination that might otherwise pose a threat to human health. In order to minimize the chance of human contact with the underlying contaminated soil, at least three feet of soil shall be maintained above the base of the existing grade beams. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The ground surface will be inspected once every two years. The inspections will be performed to evaluate the elevation of the ground surface relative to the existing grade beams, if visible. Any area where less than three feet of soil above the base of the grade beams appears to exist or is likely to exist will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit A, *Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where less than three feet of soil above the base of the grade beams exists. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

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

The property owner, in order to maintain the integrity of the cap, will maintain a copy of this Maintenance Plan and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
(as of September 2006)

Site Owner and Operator: Site Owner: City of Green Bay

Site Contact: Carl Weber
Public Works Director
City of Green Bay
100 North Jefferson Street
Green Bay, Wisconsin 54301
(920) 448-3100

Consultant: Jason B. Lowery
Terracon Consultants, Inc.
3011B East Capitol Drive
Appleton, Wisconsin 54911
(920) 993-9096

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

EXHIBIT A

CAP INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

CAP AND BUILDING BARRIER MAINTENANCE PLAN

September 15, 2006

Property Located at:

101 Cherry Street
Green Bay, Wisconsin

BRRTS # 03-05-542835

LEGAL DESCRIPTION:

Riverfront Lofts Parcels #12-207 through 12-280 which includes Units 201-410 and Parking Stalls 1-48, Being All of Lot 1 of Volume 49 CSM 332, Map #7310, Part of Lots 7, 8, 9, and 10, Plat of Navarino, City of Green Bay

TAX #: 12-207 through 12-280

Introduction

The purpose of this document is to present a Maintenance Plan for an engineered cap at the above-referenced property per the requirements of NR 724.13(2) of the Wisconsin Administrative Code. The maintenance activities relate to three feet of cleaner fill over the contaminated soil on-site. The underlying contaminated soil is impacted by lead and polycyclic aromatic hydrocarbons (PAH). Groundwater (approximately 8 feet below grade) is also impacted by gasoline constituents.

An existing foundation system at the site, which was installed in 1963, also anchors the existing retaining wall along the Fox River. Footing Plan and Footing Section sheet plans, prepared for the project, dated March 1, 1963, indicate that a series of grade beams span east-west, between two perimeter and one interior, pile-supported, grade beams (orientated north-south). The east-west orientated grade beams are set at approximate 9-foot spacing, on center. Construction of the parking ramp in 1963 required excavation of subgrade materials to a depth of approximately three to four feet below grade in order to construct the grade beams. Furthermore, approximately 1½ feet of clean gravelly fill material was placed on top of the concrete beam network to the base of an asphalt parking lot when the ramp was razed in 2001. A thinner layer of top soil was also placed on top of the western portion of the site around this time.

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Annual Inspection

The ground surface will be inspected once every two years. The inspections will be performed to evaluate the elevation of the ground surface relative to the existing grade beams, if visible. Any area where less than three feet of soil above the base of the grade beams appears to exist or is likely to exist will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit A, *Cap Inspection Log*. The log will include recommendations for necessary repair of any areas where less than three feet of soil above the base of the grade beams exists. Once repairs are completed, they will be documented in the inspection log.

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If less than three feet of soil above the base of the grade beams are noted or estimated during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the contaminated soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (“PPE”). The owner must also sample any soil below the base of the grade beams that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

The property owner, in order to maintain the integrity of the cap, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

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

Contact Information
(as of September 2006)

Site Owner and Operator: Site Owner: Riverfront Lofts, a Condominium Management Company

Site Contact: Julie Peterson, ARM, CMCA
Director of Condominium Management
Ogden & Company, Inc., AMO
1665 N. Water Street
Milwaukee, WI 53202
Phone: (414) 276-5285, ext. 178

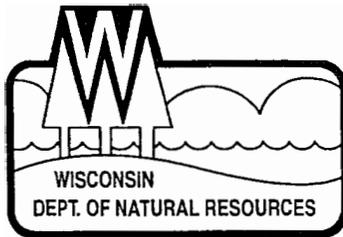
Consultant: Jason B. Lowery
Terracon Consultants, Inc.
3011B East Capitol Drive
Appleton, Wisconsin 54911
(920) 993-9096

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

EXHIBIT A

CAP INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?



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

June 7, 2006

Vetter Denk Properties, LLC
Attn: Mr. Kelly Denk
614 North Broadway Street
Milwaukee, WI 53202

Subject: Conditional Closure Decision With Requirements to Achieve Final Closure
Proposed Riverfront Lofts, 110 Cherry Street, Green Bay, Wisconsin
WDNR BRRTS Activity # 03-05-542835

Dear Mr. Denk:

On June 6, 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 and lead contamination identified on the property 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

Any remaining 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/qw/ 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.

CAP MAINTENANCE PLAN

To close this site, the Department requires that the current pervious and impervious surface cover at the site must be maintained for direct contact and groundwater protection. The cover is to be maintained in accordance with a plan prepared and submitted to the Department pursuant to s. NR 724.13(2), Wis. Adm. Code. The maintenance plan should be submitted to me for Department review.

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/brts>.

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 at (920) 662-5420.

Sincerely,


Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

cc: Jason Lowery, Terracon (electronic copy)
Carl Weber, City of Green Bay,
100 N. Jefferson Street, Green Bay, WI 54301

Document No.

WARRANTY DEED

2193956

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
05/07/2005 08:14:24AM

REC FEE: 11.00
TRASS FEE:
EXEMPT # 77.25 (2)
PAGES: 1

THIS DEED made between the City of Green Bay, a Wisconsin municipal corporation, 100 N. Jefferson Street, Green Bay, WI 54301, Grantor, and Riverfront Lofts, LLC, a Wisconsin limited liability company, 614 N. Broadway, Milwaukee, WI 53202, Grantee.

WITNESSETH, that the said Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Brown County, Wisconsin:

Lot 1 of Volume 49 Certified Survey Maps, Page 222, Map Number 7110, said lot being located in those parts of Lots 7, 8, 9, and 10, Plat of Navarino, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

GB TITLE

Recording Data

Name and Return Address

Riverfront Lofts, LLC
614 N. Broadway
Milwaukee, WI 53202

Part of 12-14-A (12-14-A)
Parcel Identification Number

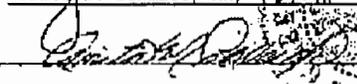
TRANSFER TAX EXEMPT PURSUANT TO SEC. 77.25(2), WIS. STATS.
TRANSFER FORM EXEMPT PURSUANT TO SEC. 77.255, WIS. STATS.

THIS IS NOT HOMESTEAD PROPERTY

Together with all and singular the hereditaments and appurtenances therunto belonging; and Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, and will warrant and defend the same.

Dated this 1st day of June, 2005.



* James J. Schmitt, Mayor (SEAL)


* Anita M. Raleigh, Deputy Clerk (SEAL)

AUTHENTICATION

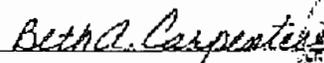
Signature(s) _____

_____ authenticated
this ____ day of _____, 20____

ACKNOWLEDGMENT

STATE OF WISCONSIN }
 } ss.
COUNTY OF BROWN }
Personally came before me this 1st day of
June _____, 2005, the above named
James J. Schmitt, Mayor, and Anita M. Raleigh,
Deputy Clerk, of the City of Green Bay

TITLE: MEMBER OF STATE BAR OF WISCONSIN
(if not, _____
authorized by §705.06, Wis. STATS.)

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


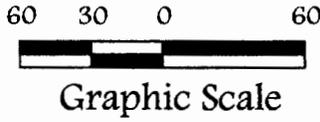
* Beth A. Carpenter
Notary Public, Brown County, Wisconsin
My Commission Expires April 24, 2008

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

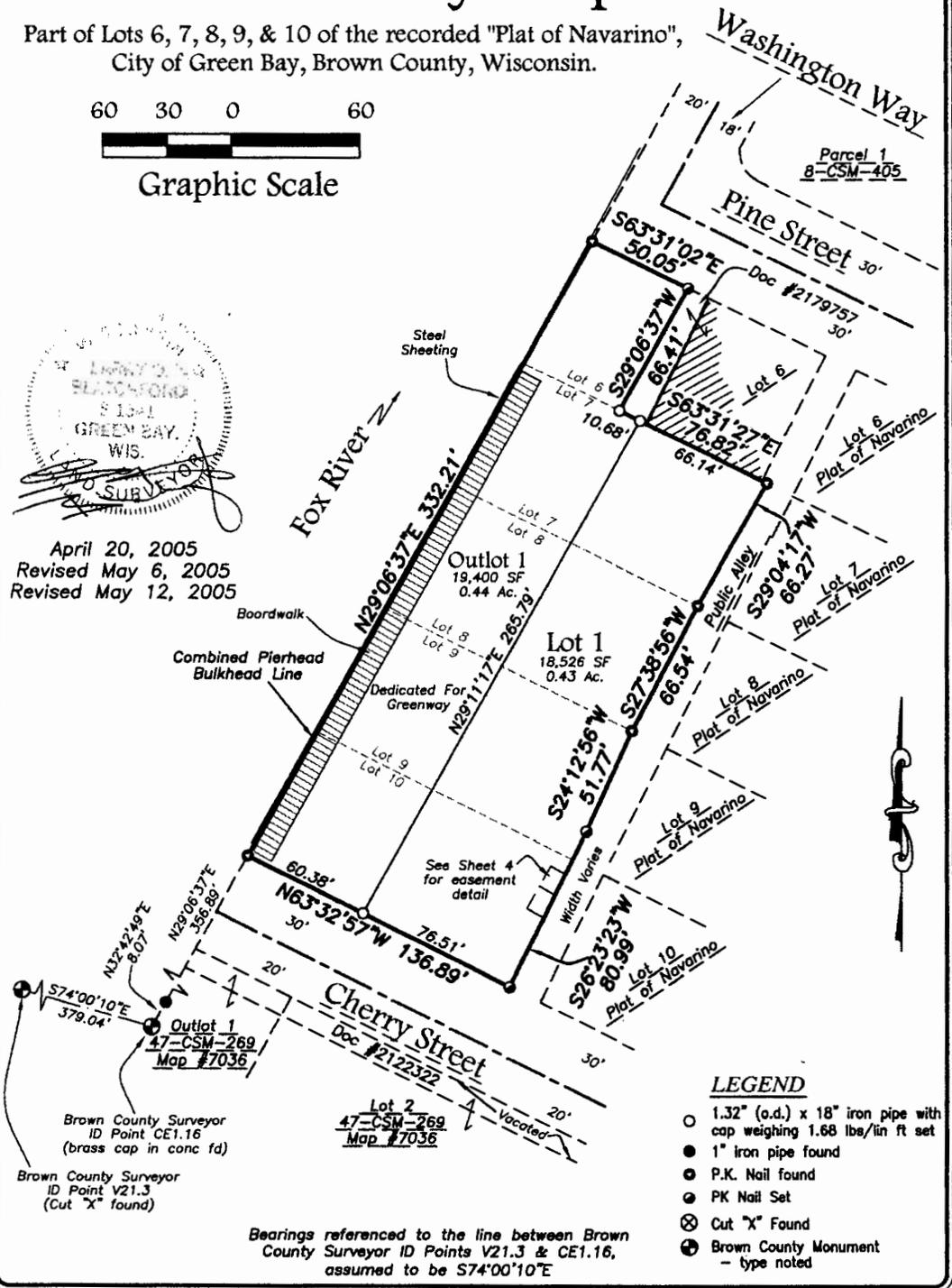
Instrument Drafted By: Beth A. Carpenter
Paralegal
City of Green Bay

Certified Survey Map

Part of Lots 6, 7, 8, 9, & 10 of the recorded "Plat of Navarino",
City of Green Bay, Brown County, Wisconsin.



April 20, 2005
 Revised May 6, 2005
 Revised May 12, 2005



- LEGEND**
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
 - 1" iron pipe found
 - P.K. Nail found
 - PK Nail Set
 - ⊗ Cut "X" Found
 - Brown County Monument - type noted

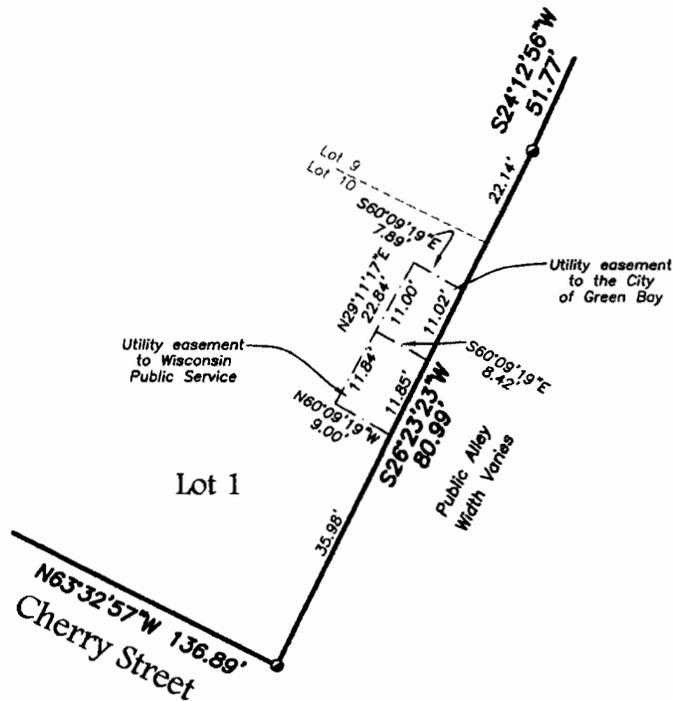
Client: City of Green Bay
 Date Drafted: April 18, 2005
 AutoCAD No.: G-16401csm.dwg
 Drafted By: JJM

Scale: 1"=60'
 Tax Parcel Number 12-14-A

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

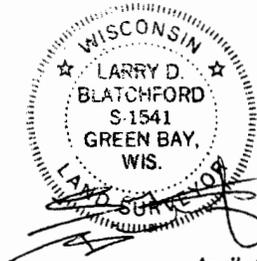
Sheet One of Four
 Project No.: G-16401
 Drawing No.: L-6541

Easement Detail



REGISTER'S OFFICE
Brown Co. Wis.
Received for record the 19th
day of May A.D. 2005
at 2:59 o'clock P. M.
and recorded in Vol. 49 of
Certified Survey Maps on Page 339

Greg Hinkel
Register of Deeds 1702



April 20, 2005
Revised May 6, 2005
Revised May 12, 2005

Client: City of Green Bay
Date Drafted: April 18, 2005
AutoCAD No.: G-16401esm.dwg
Drafted By: JJM

Scale: 1" = 20'
Tax Parcel Number
12-14-A

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Sheet Four of Four
Project No.: G-16401
Drawing No.: L-6541

entire property

SURVEYOR'S CERTIFICATE

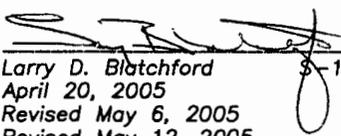
I, Larry D. Blatchford, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped Part of Lots 6, 7, 8, 9, & 10 of the recorded "Plat of Navarino", City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor ID Point V-21.3, thence S74°00'10"E, 379.04 to Brown County Surveyor ID Point CE1.16; thence N32°42'49"E, 8.07 feet to the Southwest Corner of Outlot 1, Volume 47, Certified Survey Maps, Page 269, Map Number 7036, Brown County Records; thence N29°06'37"E, 356.89 feet along the Combined Pierhead\Bulkhead Line of the Fox River to the point of beginning; thence continuing N29°06'37"E, 332.21 feet along said Combined Pierhead\Bulkhead Line to the South Right-of-Way of Pine Street; thence S63°31'02"E, 50.05 feet along said South Right-of-Way; thence S29°06'37"W, 66.41 feet along the West line of Document Number 2179757 to the North line of Lot 7 of the recorded "Plat of Navarino"; thence S63°31'27"E, 76.82 feet to the West Right-of-Way of a public alley; thence S29°04'17"W, 66.27 feet along said West Right-of-Way; thence S27°38'56"W, 66.54 feet along said West Right-of-Way; thence S24°12'56"W, 51.77 feet along said West Right-of-Way; thence S26°23'23"W, 80.99 feet along said West Right-of-Way to the North Right-of-Way of Cherry Street; thence N63°32'57"W, 136.89 feet along said North Right-of-Way to the point of beginning.

Parcel contains 37,926 square feet\0.87 acres more or less.

Subject to easements and restrictions of record.

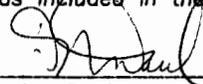
That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the City of Green Bay in surveying, dividing and mapping the same.


Larry D. Blatchford S-1541
April 20, 2005
Revised May 6, 2005
Revised May 12, 2005



CERTIFICATE OF THE GREEN BAY CITY CLERK

As the duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in the Certified Survey Map.

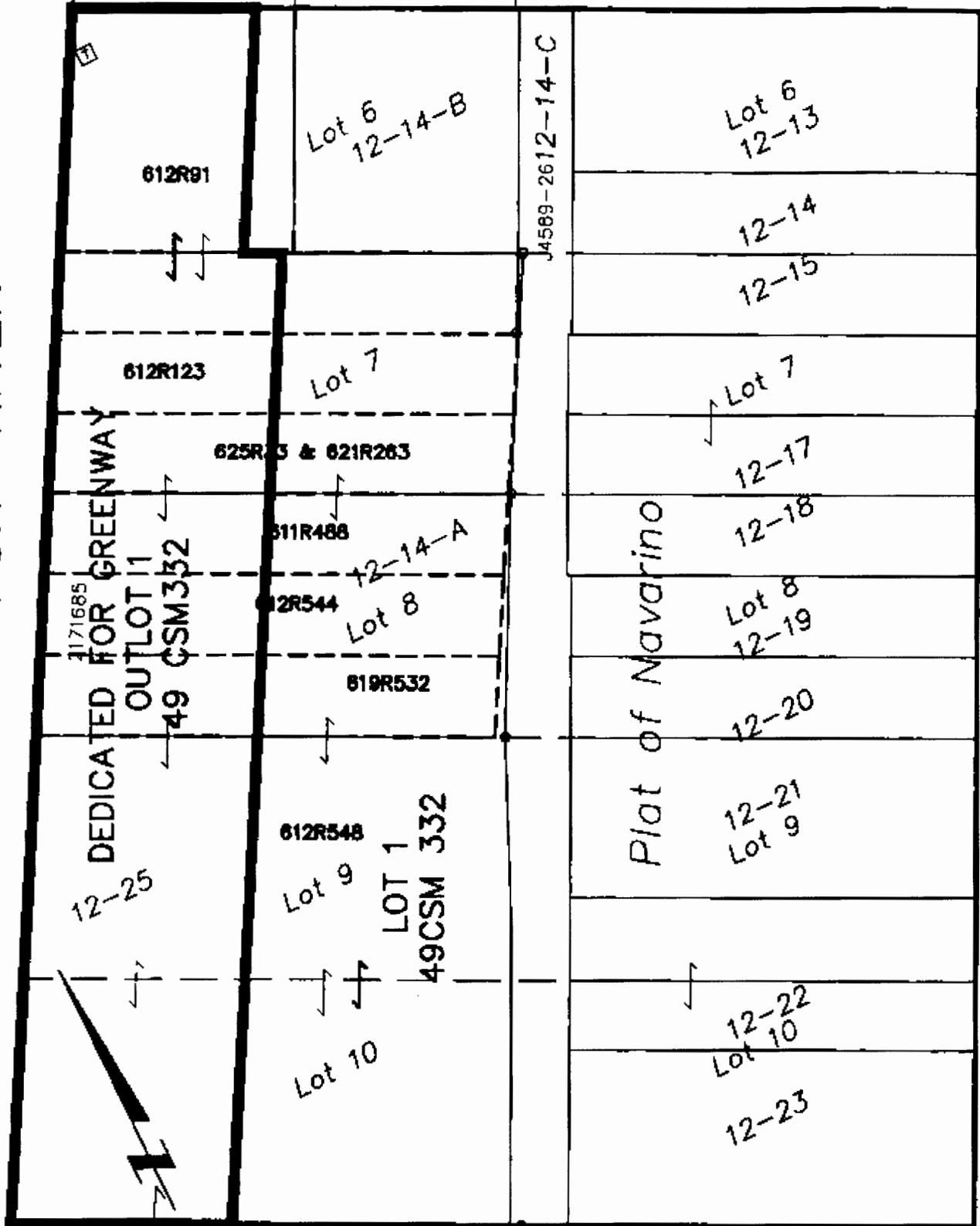

Douglas Daul Date
Green Bay City Clerk



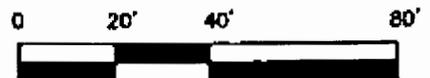
Client: City of Green Bay Date Drafted: April 18, 2005 AutoCAD No.: G-16401csm.dwg Drafted By: JJM	Tax Parcel Number 12-14-A	 Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9070 Fax: 920-434-9072	Sheet Two of Four Project No.: G-16401 Drawing No.: L-6541
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FOX RIVER

PINE ST



CHERRY ST



N WASHINGTON ST

596528

Vol. 612 No. 548

WARRANTY DEED

THIS INSTRUMENT, made by MAUDE L. DESNOYERS of Oconto County, Wisconsin, MARIE E. McEACHRON of Marathon County, Wisconsin, HARRY A. DESNOYERS and BROWNING H. DESNOYERS, his wife, of DuPage County, Illinois, and PHILIP B. DESNOYERS and ARLINE L. DESNOYERS, his wife, of Brown County, Wisconsin, Parties of the First Part, Grantors, hereby convey and warrant to the CITY OF GREEN BAY, a municipal corporation, Party of the Second Part, Grantee, of Brown County, Wisconsin, for the sum of One Dollar (\$1.00) and other good and valuable consideration, the following



tract of land in Brown County, State of Wisconsin: That part of Lots Numbered Nine (9) and Ten (10) lying westerly of the Chicago, Milwaukee, St. Paul and Pacific Railway Company right-of-way in the City of Green Bay, according to the recorded Plat of Revision



Parties of the first part, their heirs, administrators, successors and assigns, and all successive future owners of that part of Lots 9 and 10 lying East of the Chicago, Milwaukee, St. Paul and Pacific Railway Company right-of-way shall have the right and option to connect the building located on that part of Lots 9 and 10 lying East of the Chicago, Milwaukee, St. Paul and Pacific Railway Company right-of-way, with any parking ramp which may be erected on the premises here above described, subject, however, to any rights of the said Railway Company in or to said premises.

Taxes for the year 1963 shall be assumed by Grantee.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this 5th day of February, 1963.

In presence of:

Edward P. Hatfield
Edward P. Hatfield
Glenn W. Wenzel
Glenn Wenzel

Maude L. Desnoyers (SEAL)
Maude L. Desnoyers

In presence of:

[Signature]
D. E. Tom

[Signature]
Joseph P. Pickering

[Signature] (SEAL)
Marie E. Macdonald

In presence of:

[Signature]
Catherine Thomopoulos

[Signature]
C. H. Foster

[Signature] (SEAL)
Harry S. Desnoyers

[Signature] (SEAL)
Browning H. Desnoyers

In presence of:

[Signature]
Otto E. Ranz

[Signature]
George Schmitt, Jr.

[Signature] (SEAL)
Philip S. Desnoyers

[Signature] (SEAL)
Arline L. Desnoyers

VOL 612 PAGE 550

STATE OF WISCONSIN)
) SS.
COONTO COUNTY)

Personally came before me this 13th day of February, 1963,
the above named Maude L. Desnoyers to me known to be the person
who executed the foregoing instrument and acknowledged the same.

Arlene Roy
Arlene Roy, Notary Public, Coonto County, Wis.
My commission expires: 2/25/65

STATE OF WISCONSIN)
) SS.
MARATHON COUNTY)

Personally came before me this 25th day of January, 1963,
the above named Marie E. DeFacion to me known to be the person
who executed the foregoing instrument and acknowledged the same.

Lawrence H. Helser
Lawrence H. Helser, Notary Public, Marathon Co., Wis.
My commission expires: 1/22 2-1964

STATE OF ILLINOIS)
) SS.
DUPAGE COUNTY)

Personally came before me this 21st day of January, 1963,
the above named Harry J. Desnoyers and Browning H. Desnoyers,
his wife, to me known to be the persons who executed the fore-
going instrument and acknowledged the same.

Catherine Thomopoulos
Catherine Thomopoulos, Notary Public, DuPage County, Ill.
My commission expires: August, 1964
Cook County, Ill

STATE OF WISCONSIN)
) SS.
BROWN COUNTY)

Personally came before me this 21st day of January, 1963,
the above named Philip B. Desnoyers and Elaine L. Desnoyers,
his wife, to me known to be the persons who executed the foregoing
instrument and acknowledged the same.

George Edwards, Jr.
George Edwards, Jr., Notary Public, Brown County, Wis.
My commission expires: 11/1/65

Witnessed by: L. C. Nolan

REGISTRAR OF PUBLIC RECORDS, COONTO COUNTY, WIS.
Filed for record on 13th day of February, 1963.
at 1:30 pm. A. J.
Vol. 612, Page 550

Approved 2/4/63
Lawrence H. Helser, City 909

599330

vs 619 REG 532

EXECUTORS' DEED

THIS INDENTURE, made this 19th day of March, 1963, by and between FRANK M. COWLES and the KELLOGG-CITIZENS NATIONAL BANK OF GREEN BAY, Co-Executors of the Estate of Robert L. Cowles, Deceased, in proceedings in the matter of the Estate of Robert L. Cowles, Deceased, in the County Court for the County of Brown, State of Wisconsin, Parties of the First Part, of Brown County, Grantors, and CITY OF GREEN BAY, a Municipal corporation, of Brown County, Wisconsin, Party of the Second Part, Grantee,

W I T N E S S E T H :

That Parties of the First Part by virtue of the power and authority to them given in and under the Last Will and Testament of Robert L. Cowles, Deceased, (under Paragraph 9.02 of Article 10 duly admitted to probate in the County Court of Brown County, Wisconsin and in consideration of the sum of Nineteen Thousand Four Hundred Forty-Three Dollars (\$19,443.00) to them paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, alien, remise, release, convey and confirm, unto the Party of the Second Part all of the following described premises situate, lying and being in the County of Brown, State of Wisconsin, to wit:

That part of the South one-third (S 1/3) of Lot 8, lying westerly of the westerly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company right-of-way in the City of Green Bay, Brown County, Wisconsin, according to the recorded Plat of Neversink, Parties of the First Part, their successors and assigns and all successive future owners of that part of the South one-third (S 1/3)



1-1-

of Lot 8 lying east of the westerly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company right-of-way shall have the right and option to connect the buildings located on that part of the South one-third (8 1/3) of Lot 8 east of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company right-of-way, with any parking ramp that may be erected on the premises first above described subject, however, to any rights of the said railroad company in and to said premises.

Taxes for the year 1963 shall be assumed by Grantee.

Together with all and singular the tenements, hereditaments, and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity which the parties of the First Part, or any of them, have by virtue of the aforesaid Last Will and Testament of Robert L. Cowles, Deceased, in and to the above premises and any part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the above granted premises together with the appurtenances, and every part thereof, unto the Party of the Second Part forever;

And the parties of the first part, for themselves, their heirs, executors, administrators, successors and assigns, do covenant, promise and agree, to and with the party of the second part that they are lawfully the Co-Executors under the Last Will and Testament of Robert L. Cowles, Deceased, heretofore referred to and have power to convey as aforesaid and have in all respects acted, in making this conveyance, in pursuance of the authority granted in and by said instrument, and that they have not made,

-2-

W 619 W 588

7

vr 619 ~~no~~ 534

done or suffered any act, matter or thing, whatsoever, since they were Co-Executors as aforesaid, whereby the above granted premises or any part thereof, now are or at any time hereafter shall, or may be impeached, charged or incumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said Kellogg-Citizens National Bank of Green Bay and Frank M. Cowles have set their hands and seals the day and year first above written, individually and in their capacity as Co-Executors of the Estate of Robert L. Cowles, Deceased.

In Presence of:

Sharon Swigert
Sharon Swigert

Flora Rieder
Flora Rieder

Raymond C. Hutson
Raymond C. Hutson

Emily C. Hutson
Emily C. Hutson

KELLOGG-CITIZENS NATIONAL BANK OF GREEN BAY, Individually and as Co-Executor of the Estate of Robert L. Cowles, Deceased.

By J. H. Neville
J. H. Neville, President

Accept:

J. H. Neville
J. H. Neville, Cashier

Frank M. Cowles (SEAL)
Frank M. Cowles, Individually and as Co-Executor of the Estate of Robert L. Cowles Deceased

STATE OF WISCONSIN)
) SS
BROWN COUNTY)

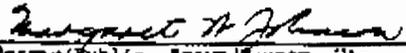
Personally came before me this 20 day of March, 1963,
John M. Rose, President and H. H. NEVILLE, Cashier,
of Kellogg-Citizens National Bank of Green Bay, to me known to
be the persons who executed the foregoing instrument, and to
me known to be such President and Cashier of said banking
corporation and Co-Executor of the Estate of Robert L. Cowles,
Deceased, and acknowledged that they executed the foregoing
instrument as such officers as the deed of said corporation, in
its authority.


Notary Public, Brown County, Wis.
My Commission Expires:



STATE OF WISCONSIN)
) SS
BROWN COUNTY)

Personally came before me this 19 day of March, 1963,
the above-named Frank M. Cowles, to me known to be one of the
Co-Executors of the Estate of Robert L. Cowles, Deceased, and
to me known to be the person who executed the foregoing instru-
ment and acknowledged the same.


Notary Public, Brown County, Wis.
Margaret W. Johnson
My Commission Expires: 6-19-66



RECORDER'S OFFICE, Brown Co., Wis.
Amount for record fee \$2.67
of April A. D. 1963
780 of 1963 of 1963
of 1963 of 1963
Harold P. Loh

Drafted by Geo. E. Bills
-4-

Approved 4/19/63
William W. Rice, City of WI 619 WGE 535

wa 612.544

596527

TRUSTEES' DEED

THIS INSTRUMENT, made this 25 day of January, 1963,
by and between JOHN ROSE, RODNEY C. WELSH and EDGAR H. BERNERS,
in their capacity as the Trustees of the Trust created by William
P. Denis, Louis Denis, Mary Denis Bosse, and Sister Gregory
(Barbara Denis), Donors, and William P. Denis, John Rose and
Rodney C. Welsh, Trustees, by instrument in writing dated June
19, 1941, and recorded in the office of the Register of Deeds
for Brown County, Wisconsin, July 1, 1941, in Volume 231 of
Deeds, Page 131, Parties of the First Part of Brown County,
Wisconsin, Grantors, and CITY OF GREEN BAY, a municipal corpora-
tion of Brown County, Wisconsin, Party of the Second Part;
Grantee,

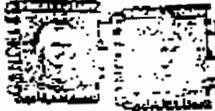
W I T N E S S E T H:

That parties of the first part by virtue of the power
and authority to them given in and by the agreement of trust
executed on the 19th day of June, 1941, and in consideration of
Eighteen Thousand Seven Hundred Dollars (\$18,700.00) to them
paid by the party of the second part, the receipt whereof is
hereby acknowledged, do by these presents, grant, bargain, sell,
alien, remise, release, convey and confirm, unto the party of
the second part forever, all of the following described premises
situate, lying and being in the County of Brown, State of Wis-
consin, to-wit:

That part of the middle 1/3 of Lot Eight (8), lying west of the C.M.St.P.&P.R.R. Company right-of-way, in the City of Green Bay, according to the recorded Plat of Navarino.



Parties of the first part, their heirs, administrators, successors and assigns, and all successive future owners of that part of the middle 1/3 of Lot Eight (8), lying west of the C.M.St.P.&P.R.R. Company right of-way shall have the right and option to connect the buildings located on that part of the middle 1/3 of Lot Eight (8) west of the C.M.St.P.&P.R.R. Company right-of-way, with any parking ramp which may be erected on the premises first above described, subject, however, to any rights of the said Railway Company in or to said premises.



Taxes for the year 1963 shall be assumed by Grantee.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging, or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity which the parties of the first part, or any of them, have by virtue of the aforesaid agreement of trust in and to the above granted premises and any part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the above granted premises together with the appurtenances, and every part thereof, unto the party of the second part forever.

And the parties of the first part, for themselves, their heirs, executors, administrators, successors and assigns, do covenant, promise and agree, to and with the party of the second part that they are lawfully the trustees under a certain Agreement of Trust heretofore referred to and have power to convey as aforesaid and have in all respects acted, in making this conveyance, in pursuance of the authority granted in and by the said

612-545

Vol 612 page 546

instrument, and that they have not made, done or suffered any act, matter or thing, whatsoever, since they were trustees as aforesaid, whereby the above granted premises or any part thereof, now are or at any time hereafter shall, or may be impeached, charged or incumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said John Rose, Rodney C. Welsh and Edgar H. Berners have hereunto set their hands and seals the day and year first above written.

In presence of *John Rose* (SEAL)
John Rose
W. J. Grover
W. J. Grover
Rodney C. Welsh (SEAL)
Rodney C. Welsh
Tina Rieder
Tina Rieder
Edgar H. Berners (SEAL)
Edgar H. Berners

596085

VOL 611 PAGE 488
WARRANTY DEED

THIS INDENTURE, Made by George VanderZanden and Emma VanderZanden, his wife; Wilfrid VanderZanden and Martha VanderZanden, his wife; Edward VanderZanden, a/k/a Adrian VanderZanden, and Arlene VanderZanden, his wife; Norbert VanderZanden and Bernadine VanderZanden, his wife; grantors, of Brown County, Wisconsin, hereby conveys and warrants to The City of Green Bay, a municipal corporation, grantee, of Brown County, Wisconsin, for the sum of One Dollar (\$1.00) and other good and valuable consideration, the following tract of land in Brown County, State of Wisconsin:

That part of the Northerly 1/3 of Lot Eight (8) lying westerly of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way in the City of Green Bay, Brown County, Wisconsin, according to the recorded Plat of Navarino.



IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals this 4th day of September, A.D., 1962.

Signed and Sealed in Presence of:



Zita I. Johnson
Zita I. Johnson
John J. Vander Zanden
John J. Vander Zanden

George VanderZanden (SEAL)
George VanderZanden

Emma VanderZanden (SEAL)
Emma VanderZanden

Wilfrid VanderZanden (SEAL)
Wilfrid VanderZanden

Martha VanderZanden (SEAL)
Martha VanderZanden

Edward VanderZanden (SEAL)
Edward VanderZanden

Adrian VanderZanden (SEAL)
a/k/a Adrian VanderZanden

Arlene VanderZanden (SEAL)
Arlene VanderZanden

Norbert VanderZanden (SEAL)
Norbert VanderZanden

Bernadine VanderZanden (SEAL)
Bernadine VanderZanden



REGISTRAR'S OFFICE
Brown County, Wis.
Received for record the 28th day
of September 1962
at 11:30 o'clock A.M. and recorded in
Vol. 611 of records p. 488
John J. Vander Zanden
Registrar

STATE OF WISCONSIN)
BROWN COUNTY) SS.

Personally came before me, this 4th day of September, A.D., 1962, the above named George VanderZanden and Emma VanderZanden, his wife; Wilfrid VanderZanden and Martha VanderZanden, his wife; Edward VanderZanden, a/k/a Adrian VanderZanden, and Arlene VanderZanden, his wife; and Norbert VanderZanden and Bernadine VanderZanden, his wife; to me known to be the persons who executed the foregoing instrument and acknowledged the same.

John J. Vander Zanden
John J. Vander Zanden
Notary Public, Brown County, Wisconsin
My commission expires May 5 A.D., 1963

Drafted by: Clarence W. Nier

601124

TRUSTEES DEED

Whereas Jack Shapiro, Ann Bardin and Bertha Shapiro are the duly appointed and acting trustees of the Abe Shapiro Trust, created under the last will and testament of Abe Shapiro, deceased; and

Whereas an order was entered on the 25th day of April, 1963, by the Honorable Raymond J. Kahr, Circuit Judge, Brown County, Branch Number Two, providing that the said trustees be empowered and ordered to execute a proper conveyance to the City of Green Bay of the premises as hereinafter described.

NOW, THEREFORE, the said Jack Shapiro, Ann Bardin and Bertha Shapiro, in their capacity as trustees aforesaid, and by virtue of the power and authority in them vested as aforesaid, and in consideration of the sum of Nine Thousand One Hundred Twenty-two (\$9,122.00) Dollars deposited with the Clerk of Circuit Court pursuant to the aforesaid order, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said

CITY OF GREEN BAY, A MUNICIPAL CORPORATION,

all the following described real estate in the County of Brown, Wisconsin.



An undivided one-half interest in the South 1/3 of Lot 7, lying Westerly of The E.M. St. P. & P RR Co. right-of-way in the City of Green Bay, according to the recorded Plat of Navarino.



TO HAVE AND TO HOLD, the above bargained real estate to the City of Green Bay and its assigns forever.

IN WITNESS WHEREOF, the aforementioned trustees have hereunto set their hands and seals in their official capacity this 2nd day of May, 1963.

ABE SHAPIRO TRUST

BY: Jack Shapiro (SEAL)
Jack Shapiro, trustee

Ann Bardin (SEAL)
Ann Bardin, trustee

Bertha Shapiro (SEAL)
Bertha Shapiro, trustee

Signed and sealed in the presence of:

Joseph P. Holman
Joseph P. Holman

Dorothy A. Nickel
Dorothy A. Nickel

REGISTER'S OFFICE
Brown Co., Wis.

Received for record the 12th day
of June A. D. 1963 at
9:01 o'clock A. M. and recorded in
Vol. 625 of records on page 33

Herald P. Loch
Register of Deeds

STATE OF WISCONSIN)
BROWN COUNTY) SS

Personally came before me this 12th day of May, 1963,
Jack Shapiro, Ann Bardin, and Bertha Shapiro, trustees of the
Abe Shapiro Trust, to me known to be such persons and trustees
who executed the foregoing instrument and acknowledged that
they executed the same, in such capacity and for the purposes
therein contained.

Joseph P. Holman
Joseph P. Holman
Notary Public, Brown County, Wis.
My Commission is Perpetual

This instrument was drafted by Attorney Joseph P. Holman.

approved 6/12/63

596261

WARRANTY DEED

THIS INSTRUMENT, made by LUCILLE ATKINSON, MARGARET ATKINSON GARDNER, EVELYN ATKINSON, THOMAS ATKINSON and PATRICIA ATKINSON, his wife, and HENRY ATKINSON, single, grantors of Brown County, Wisconsin, hereby conveys and warrants to the CITY OF GREEN BAY, WISCONSIN, a Municipal Corporation, grantee, of Brown County, Wisconsin, for the sum of One (\$1.00) Dollar and other good and valuable consideration, the following tract of land in Brown County, State of Wisconsin:



That part of the middle one-third (1/3) of Lot Seven (7) lying westerly of the Milwaukee & Northern Railroad Company's Right of Way in the City of Green Bay, according to the recorded Plat of Navarino.

This conveyance is made upon the express condition and reservation that the grantors, their heirs or assigns, shall have the right to connect the building located on that part of said Lot Seven (7) lying East of the Milwaukee & Northern Railroad Company's Right of Way with any parking ramp which may be created upon the premises herein conveyed subject, however, to the rights of the said railroad company.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals this 29th day of January, A.D., 1963.

Signed and Sealed in Presence of:

[Signature]
Notary Public

[Signature]
Signed presence

Lucille Atkinson (SEAL)
Lucille Atkinson

Margaret Atkinson Gardner (SEAL)
Margaret Atkinson Gardner

Evelyn Atkinson (SEAL)
Evelyn Atkinson

Thomas Atkinson (SEAL)
Thomas Atkinson

Patricia Atkinson (SEAL)
Patricia Atkinson

Henry Atkinson (SEAL)
Henry Atkinson

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me, this 24 day of January, A.D. 1963, the above named Lucille Atkinson, Margaret Atkinson Gardner, Evelyn Atkinson, Thomas Atkinson and Patricia Atkinson, his wife, and Henry Atkinson, single. To me known to be the persons who executed the foregoing instrument and acknowledged the same.


Clarence J. Dorschei

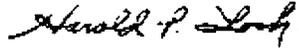
Notary Public, Brown County, Wisconsin
My commission is permanent.



Drafted by Clarence J. Dorschei, Attorney, Green Bay, Wisconsin.

REGISTER'S OFFICE
Brown County, Wis.

Received for record the 24 day
of January A. D. 1963 at
2:31 o'clock P.M. and recorded in
Vol. 512 of Records on page 123.


Harold P. Loh
Register of Deeds

*Approved Jan 31, 1963
Clarence J. Dorschei, C.J. Dorschei*

596240

This Indenture Made by H. C. PRANGE COMPANY FUND, INC.

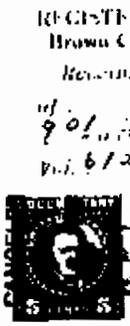
a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor, of Sheboygan County, Wisconsin, hereby conveys and warrants to CITY OF GREEN BAY, A MUNICIPAL CORPORATION,

grantee, of Brown County, Wisconsin, for the sum of One (\$1.00) Dollar and other valuable consideration,

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

That part of the Northerly 1/3 of Lot Seven (7), lying Westerly of the Chicago, Milwaukee, St. Paul and Pacific R. R. Company right-of-way in the City of Green Bay, Brown County, Wisconsin, according to the recorded Plat of Navarino,

Also all of Lot Six (6) except the Easterly One Hundred Eighty-eight (188) feet thereof, in the Plat of Navarino, in the City of Green Bay, Brown County, Wisconsin, according to the recorded Plat of Navarino.



REGISTERS DEPT. Brown County, Wis. Received for record the 21st day of January 4 1963 at 9:01 AM. A. D. 1963 Vol. 612 Page 91

In Witness Whereof, the said grantor has caused these presents to be signed by H. Carl Prange, its President and countersigned by Henry C. Prange, its Secretary, at Sheboygan, Wisconsin, and its corporate seal to be hereto affixed, this 18th day of January, A. D., 1963.

Signed and Sealed in Presence of

Sara Bassowitz, Sara Bassowitz, William H. Gunther, William H. Gunther

H. C. PRANGE COMPANY FUND, INC. H. Carl Prange, Henry C. Prange

State of Wisconsin, Sheboygan County, ss. Personally came before me this 18th day of January, A. D., 1963. H. Carl Prange, President, and Henry C. Prange, Secretary

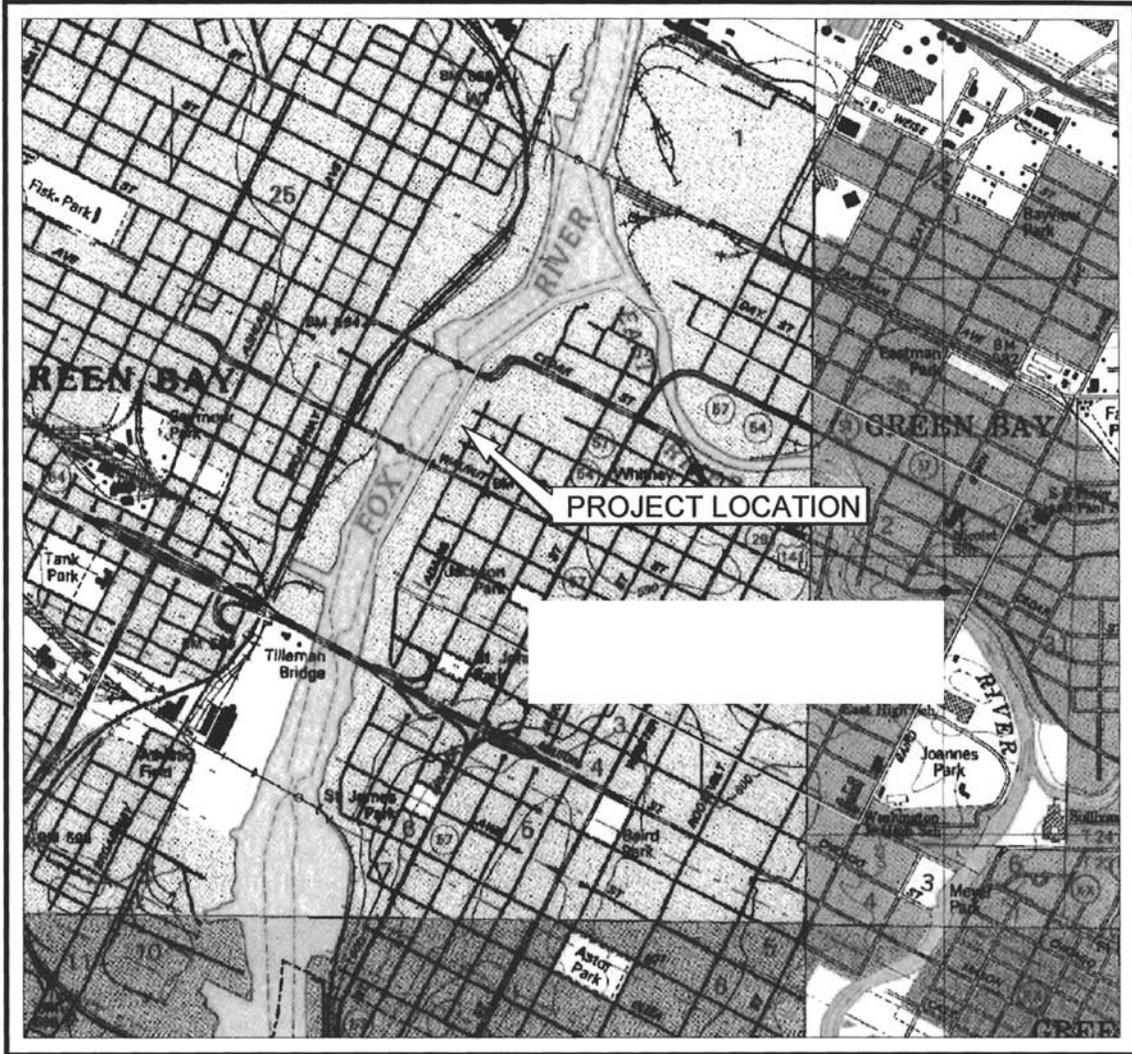
of the above named Corporation to me known to be the persons who executed the foregoing instrument, and to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.



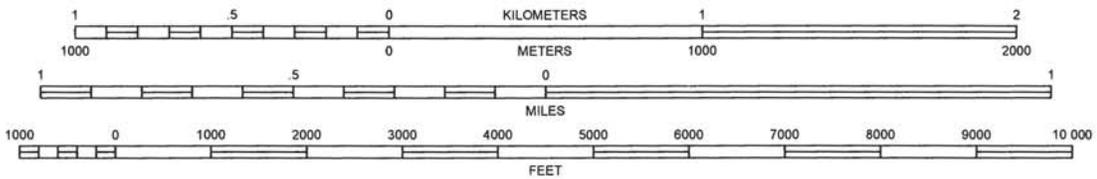
Gordon Jaschob, Notary Public, Sheboygan County, Wis. My Commission expires March 13, A. D., 1966

Drafted by Walter E. Neufeld

58150



SCALE 1:24 000



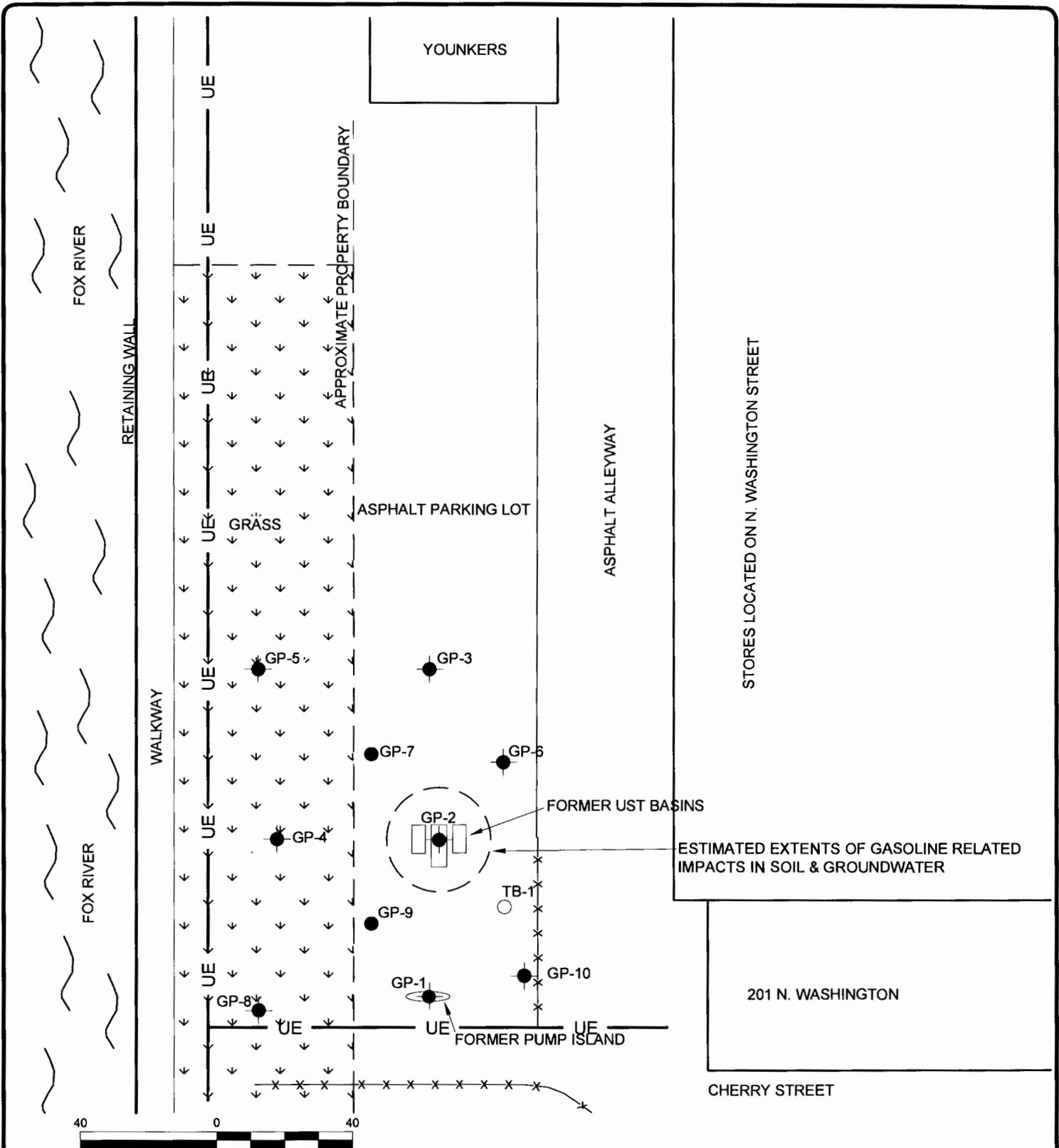
GREEN BAY WEST QUADRANGLE
BROWN COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)

NOTE: WELL RECORDS HAVE BEEN
REQUESTED FOR THE AREA OUTLINED ABOVE



DIAGRAM IS FOR GENERAL LOCATION ONLY.
AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

SITE LOCATION MAP PROPOSED RIVERFRONT LOFTS 110 CHERRY STREET GREEN BAY, WISCONSIN VETTER DENK PROPERTIES, LLC				
Project Mngr:	BRS	 2277 West Spencer Street Appleton, WI 54914	Project No.	38057003
Designed By:	AJP		Scale:	AS SHOWN
Checked By:	JBL		Date:	3/7/05
Approved By:	BRS		Drawn By:	AJP (38)
File Name:	7003Topo.dwg	TOPO	Figure No.	1

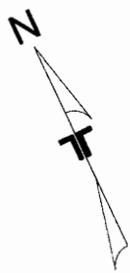


ESTIMATED EXTENTS OF GASOLINE RELATED IMPACTS IN SOIL & GROUNDWATER

LEGEND:

- ENVIRONMENTAL SOIL BORING LOCATION WITH SOIL SAMPLE
- GEOTECHNICAL SOIL BORING LOCATION
- ⊙ ENVIRONMENTAL SOIL BORING LOCATION WITH SOIL & GROUNDWATER SAMPLE
- x-x-x- FENCE
- ue- UNDERGROUND ELECTRIC

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



SITE DIAGRAM
PROPOSED RIVERFRONT LOFTS
 110 CHERRY ST
 GREEN BAY, WISCONSIN
 VETTER DENK ARCHITECTS, INC.

Project Mngr.: BRS	Project No.: 38057003
Designed By: JBL	Scale: 1:40
Checked By: JBL	Date: 3/2/05
Approved By: BRS	Drawn By: AJP (38)
File Name: 38057003sm.dwg	Figure No.: 2

2277 West Spencer Street
Appleton, WI 54914

Table 2

Proposed Riverfront Lofts
Green Bay, Wisconsin
Terracon Project No. 38057003

Groundwater Analytical Summary

Sample Location	Sample Date	Metals		VOCs									
		Lead		1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Benzene	Ethylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	sec-Butylbenzene	Toluene	Xylene, o
	Units	µg/L		µg/L						mg/L			
NR 140 ES ¹		15	<--480 ³ -->	5	700	NE	40	NE	NE	1	<--10 ⁴ -->		
NR 140 PAL ²		1.5	<--96 ³ -->	0.5	140	NE	8	NE	NE	0.2	<--1 ⁴ -->		
GP-1	2/21/2005	<1.5	<0.97	<0.83	<0.41	<0.54	<0.59	1.1	<0.81	<0.89	0.0015	<0.83	<1.8
GP-2	2/21/2005	<1.5	18	6.4	53	33	19	2.6	49	2.3	0.018	0.016	0.12
GP-3	2/21/2005	<1.5	<0.97	<0.83	<0.41	<0.54	<0.59	<0.74	<0.81	<0.89	<0.00067	<0.00083	<0.0018
GP-4	2/21/2005	<1.5	<0.97	<0.83	<0.41	<0.54	<0.59	<0.74	<0.81	<0.89	<0.00067	<0.00083	<0.0018
GP-5	2/21/2005	<1.5	<0.97	<0.83	<0.41	<0.54	<0.59	<0.74	<0.81	<0.89	<0.00067	<0.00083	<0.0018
GP-6	2/21/2005	<1.5	<0.97	<0.83	<0.41	<0.54	<0.59	<0.74	<0.81	<0.89	<0.00067	<0.00083	<0.0018
GP-8	2/21/2005	<1.5	<0.97	<0.83	<0.41	<0.54	<0.59	<0.74	<0.81	<0.89	<0.00067	<0.00083	<0.0018
GP-10	2/21/2005	<1.5	<0.97	<0.83	<0.41	<0.54	<0.59	<0.74	<0.81	<0.89	<0.00067	<0.00083	<0.0018

NOTES:

¹ NR 140 Groundwater Quality Standard, Enforcement Standard

² NR 140 Groundwater Quality Standard, Preventative Action Limit

³ Trimethylbenzenes include 1,2,4- plus 1,3,5-trimethylbenzene

⁴ Xylenes include o plus m,p xylenes

VOC - volatile organic compounds

Bold values indicate compound was detected above the listed Enforcement Standard (ES)

"mg/L" Indicates milligrams per liter, "µg/L" indicates micrograms per liter

" < " Indicates compound was not detected above the listed method detection limit

" NE " Indicates standard not established

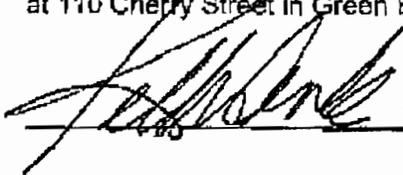
Table 1
Proposed Riverfront Lofts
Green Bay, Wisconsin
Terracon Project No. 38057003
Soil Analytical Summary

Sample Location (Depth in Feet)	Sample Date	Metals	DRO	GRO	PVOCs								SVOCs																	
		Lead	Diesel Range Organics	Gasoline Range Organics	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Benzene	Ethylbenzene	Methyl-tert-butyl-ether	Toluene	Xylene, o-	Xylene, m+p	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Dibenzofuran	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene
Units		mg/kg	mg/kg	mg/kg	ug/kg								mg/kg																	
Generic RCL Groundwater ¹		NE	100	100	NE	NE	5.5	2,900	NE	1,500	<-----4,100 ⁴ ----->	20	38	0.7	3,000	17	48	360	6,800	870	37	38	NE	500	100	680	0.4	1.8	8,700	
Generic RCL Direct Contact Non-Industrial ²		50	NE	NE	NE	NE	NE	NE	NE	NE	NE	600	900	18	5,000	0.088	0.0088	0.088	1.8	0.88	8.8	0.0088	NE	600	600	0.088	20	18	500	
SSRCL Groundwater Non-Industrial ³		NE	NE	NE	14,000	6,600	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	2.4	NE	NE	NE	NE	NE	NE
GP-1 (4')	2/21/2005	2.2	<4.1	<2.7	<25	<25	<25	<25	<25	33	<25	<50	<0.1	<0.086	<0.086	<0.081	<0.088	<0.085	<0.097	<0.051	<0.082	<0.084	<0.055	<0.083	<0.1	<0.084	<0.056	<0.1	<0.086	<0.074
GP-1 (8')	2/21/2005	1,200	440	41	390	640	<25	290	<25	97	180	810	6.1	2.3	<0.92	2.3	7.9	8.0	5.5	4.8	6.2	7.7	<0.59	<0.89	13	1.2	6.0	4.6	6.1	20
GP-2 (4')	2/21/2005	16	9.3	<2.8	<25	<25	34	<25	<25	59	<25	70	<0.14	<0.12	<0.12	0.11	1.3	1.6	0.98	0.71	1.1	1.4	<0.075	<0.11	1.4	<0.11	0.92	<0.14	0.49	2.7
GP-2 (8')	2/21/2005	18	420	2,700	140,000	44,000	1,100	56,000	<620	20,000	56,000	190,000	20	<1.7	<1.7	2.2	2.3	<1.7	<1.9	<1.0	<1.6	2.0	<1.1	<1.7	6.9	1.7	<1.1	15	8.5	7.2
GP-3 (8')	2/21/2005	530	80	<3.1	<25	<25	<25	<25	<25	<25	<25	<50	<0.11	<0.097	<0.097	0.11	0.44	0.52	0.47	0.38	0.47	0.51	<0.062	<0.094	0.79	<0.094	0.61	<0.11	0.55	0.84
GP-4 (4')	2/21/2005	97	34	<2.7	32	<25	<25	33	<25	34	<25	130	<0.4	0.36	<0.34	0.83	2.2	2.3	2.1	1.5	1.9	2.5	<0.22	0.35	5.4	0.54	2.2	<0.4	5.1	5.8
GP-4 (8')	2/21/2005	500	740	<2.8	<25	<25	<25	<25	<25	<25	<25	<50	<2.1	3.9	<1.8	11	29	26	23	14	26	31	<1.1	2	58	4.8	18	<2.1	39	61
GP-5 (8')	2/21/2005	200	2,600	6.4	140	59	<25	45	<25	74	86	140	<1.4	<1.2	<1.2	<1.1	<1.2	<1.2	<1.4	<0.7	<1.1	2.1	<0.77	<1.2	1.6	<1.2	<0.77	<1.4	1.5	2.7
GP-6 (8')	2/21/2005	740	550	32	420	240	<25	44	<25	43	120	170	5.4	3.4	<0.97	4.6	7.8	7.7	5.7	3.7	6.6	7.2	2.7	3.5	18	4.7	6.3	13	22	18
GP-7 (8')	2/21/2005	270	21	<2.8	<25	<25	<25	<25	<25	<25	<25	<50	0.12	0.13	<0.090	0.36	1.0	1.1	0.84	0.52	0.99	1.2	0.31	0.1	2.2	0.18	0.69	0.24	1.8	2.5
GP-8 (8')	2/21/2005	170	53	<3.2	<25	<25	<25	<25	<25	<25	<25	<50	<0.12	<0.1	<0.1	<0.094	0.29	0.31	0.3	0.25	0.28	0.35	<0.065	<0.097	0.58	<0.098	0.46	<0.12	0.42	0.58
GP-9 (8')	2/21/2005	430	350	<3.1	65	<25	<25	<25	<25	<25	<25	<50	0.24	0.24	0.28	0.54	2.7	3.4	2.7	1.5	3.2	2.7	0.73	0.2	4.8	0.22	1.8	0.54	2.2	5.5
GP-10 (4')	2/21/2005	27	9.7	<2.6	<25	<25	<25	<25	<25	<25	<25	<50	<0.098	<0.083	<0.083	<0.078	<0.085	<0.082	<0.094	<0.049	<0.079	0.091	<0.053	<0.080	0.13	<0.081	<0.054	<0.097	<0.083	0.15
GP-10 (8')	2/21/2005	1,500	810	<6.4	<25	<25	<25	<25	<25	<25	<25	<50	<1.3	1.1	<1.1	4.5	10	11	6.7	5.3	8.7	9.9	3.2	<1.1	20	1.8	6.8	<1.3	19	27

NOTES:
¹ Generic Residual Contaminant Level (RCL) for Groundwater per NR 720.09 Wisconsin Administrative Code Generic RCLs (DRO, GRO, and PVOCs) or WDNR Soil Cleanup Goals for PAHs Interim Guidance, April 1997 (PAHs)
² Generic RCL for Direct Contact per NR 720.11 Wisconsin Administrative Code Table 2 RCLs (lead) or WDNR Soil Cleanup Goals for PAHs Interim Guidance, April 1997 (PAHs)
³ Site Specific RCL for Groundwater per USEPA Soil Screening Guidance for Chemicals website utilizing default parameters per WDNR publication RR-682
⁴ RCL for total xylenes, o, m, and p
DRO - Diesel Range Organics
GRO - Gasoline Range Organics
PVOCs - Petroleum Volatile Organic Compounds
SVOCs - Semi-Volatile Organic Compounds
Bold indicates compound was detected above groundwater RCL
"mg/kg" Indicates milligrams per kilogram, "ug/kg" indicates micrograms per kilogram
"<" Indicates compound was not detected above the listed method detection limit
"NE" Indicates standard not established

Statement of Accurate Legal Descriptions

To the best of my knowledge, the attached property legal description is complete, accurate, and identifies those parcels with soil and groundwater impacts originating from the property located at 110 Cherry Street in Green Bay, Wisconsin (Riverfront Lofts, LLC.)

 Authorized Member 4.20.06
Signature Date

KELLY DENK, MEMBER PRINTED NAME

RIVERFRONT LOFTS, LLC RESPONSIBLE PARTY