

GIS REGISTRY

Cover Sheet

March, 2010
(RR 5367)

Source Property Information

BRRTS #:

CLOSURE DATE:

ACTIVITY NAME:

FID #:

PROPERTY ADDRESS:

DATCP #:

MUNICIPALITY:

COMM #:

PARCEL ID #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

*(note: for list of off-source properties
see "Impacted Off-Source Property" form)*

Land Use Controls:

N/A (Not Applicable)

Cover or Barrier (222)

Soil: maintain industrial zoning (220)

*(note: maintenance plan for
groundwater or direct contact)*

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Vapor Mitigation (226)

Structural Impediment (224)

Maintain Liability Exemption (230)

Site Specific Condition (228)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: 02-15-195423 PARCEL ID #: 0080103292614A & 0080103292642QQ
ACTIVITY NAME: Horseshoe Bay Mix-Load Building WTM COORDINATES: X: 730842 Y: 508287

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: A Title: Survey Map of Property Boundaries
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 Title: Site Location & Local Topography
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 4 Title: Excavation Limits Utilities and Remaining Soil Chemistry Results
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 5 Title: Remaining Contamination & Soil Chemistry Results

BRRTS #: 02-15-195423

ACTIVITY NAME: Horseshoe Bay Mix-Load Building

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: **Title:**

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 2 Title: Remaining-in-Place Final Soil Chemistry Results

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: 4 Title: Groundwater Chemistry Results - Lead and Arsenic

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-15-195423

ACTIVITY NAME: Horseshoe Bay Mix-Load Building

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1



State of Wisconsin
Jim Doyle, Governor

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

June 9, 2010

Mr. William Woodward
Horseshoe Bay Golf Club 2006 LLC
c/o Hanaway Ross Law Firm
345 South Jefferson St.
Green Bay, WI 54301-4522

Re: Final Case Closure with Land Use Limitations or Conditions
Horseshoe Bay Farms – Mix/Load Site, Egg Harbor, Wisconsin
DATCP Case #06474081101; DNR BRRTS No. 02-15-195423

Dear Mr. Woodward:

On March 17, 2010, our 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 submitted by your consultant, Alpha Terra Science, Inc. (Alpha Terra), the committee agreed that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

This case concerns the documented presence of lead and arsenic in soil at the site, which resulted from historical handling of lead arsenate pesticides at this location. Corrective action under this case was undertaken for soil which contained lead and/or arsenic at concentrations above specified cleanup levels. By mutual agreement among you, Alpha Terra, and the Department, soil cleanup levels were established for the site at 250 milligrams per kilogram (mg/kg) for lead and 100 mg/kg for arsenic. Soil throughout the former orchard is known or presumed to contain lead and arsenic above naturally-occurring "background" levels due to historical use of lead arsenate pesticides, but at concentrations below the cleanup levels cited above. The Department is not requiring corrective action for this soil, but we strongly recommend that a physical or vegetative cover be maintained over the property to the extent practicable in order to minimize the potential for direct contact with the soil or dust.

GIS Registry

The conditions of case closure set out below require that your site be listed on the DNR Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- If a structural or physical impediment that obstructs a complete site cleanup is removed or modified, additional environmental work must be completed
- A barrier or vegetative cover must be maintained over contaminated soil and the state must approve any changes to this barrier

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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 the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. Because residual contamination exists on your property, if you intend to construct or reconstruct a well, you will need prior DNR 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://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you 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.

Structural Impediments

Structural or physical impediments existing at the time of cleanup, including the building (indicated as 5332 Horseshoe Bay Road), Horseshoe Bay Road itself, asphalt drives and paths, and mature trees, as shown on Figure A of the attached Cap Maintenance Plan, made complete remediation of the soil contamination on this property impracticable. Residual soil contamination includes lead and arsenic, as shown on Figure A and documented in the GIS registry and case files. Pursuant to s. 292.12(2)(b), Wis. Stats., if the structural impediments on this property that are described above are removed, the property owner shall conduct an investigation of the degree and extent of soil contamination described above. If contamination is found at that time, the Department shall be immediately notified and the contamination shall be properly remediated in accordance with applicable statutes and rules. If soil in the specific locations described above is excavated, 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 a direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building, and vegetative cover that currently exist in the locations shown on Figure A of the attached Cap Maintenance Plan shall be maintained in compliance with the plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above 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 attached Cap Maintenance Plan and inspection log are to be kept up-to-date and on site, and the inspection log provided to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where pavement, engineered cap or other barrier is required as shown on the attached map, unless prior written approval has been obtained from the Department: 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.

ACCP Considerations

If the case is re-opened, Agricultural Chemical Cleanup Program (ACCP) reimbursement may still be available. Determination of the ACCP eligibility of any future corrective action costs incurred at this site should be made before the corrective action is performed. It is in your best interest to keep all documentation related to the cleanup project and ACCP reimbursement applications.

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 call me at 608-224-4514.

Sincerely,



Trevor Bannister
Hydrogeologist

Attachment: Cap Maintenance Plan

cc: John Peters, DATCP
Diane Hansen, DNR (w/Attachment and GIS packet)
Ken Ebbott, Alpha Terra
Glenn Timmerman, Horseshoe Bay Golf Club 2006, LLC

CAP MAINTENANCE PLAN

February 3, 2010

Property Located at:

5332 Horseshoe Bay Road, Egg Harbor, WI 54209

WDNR BRRTS #: 02-15-195423
WDATCP ACCP #: 06-47-4081101

Legal Description: See Attachment A

Egg Harbor, Door County, Wisconsin

Parcel ID #:008-01-03292642QQ &
008-01-03292614A

Introduction

This document is the Maintenance Plan for various covering surfaces at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing paved and vegetative surfaces occupying the area over remaining contaminated soil on-site. The contaminated soil is impacted by arsenic and lead related to former agricultural releases. The Wisconsin Department of Agriculture, Trade, and Consumer Protection (WDATCP) is the regulating authority for this project. The location of the surfaces to be maintained in accordance with this Maintenance Plan, as well as the location of the remaining impacted soil is identified on the attached map (Figure A).

Cap Purpose

The paved surfaces and vegetation covering the contaminated soil serve as a barrier to minimize direct contact with the contaminated soil. Direct contact with the contaminated soil could lead to ingestion or inhalation of elevated concentrations of the contaminants. Based on the location of the remaining contaminated soil and the current and anticipated future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces and vegetation overlying the contaminated soil and as depicted in Figure A will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that could lead to direct contact with the underlying soil. The inspections will be performed to evaluate damage due to settling, weather, and wear from traffic, vandalism, animal activity, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property

owner and is included as Exhibit B, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be maintained on site and will be available for inspection upon request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs may include patching and filling operations, reestablishment of vegetation, or perhaps include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site 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.

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

The property owner 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.

Prohibition of Activities and Notification of DATCP Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where residual contamination is present as shown on the attached map, unless prior written approval has been obtained from the WDATCP: 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.

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 WDATCP.

Contact Information

Current as of February 2, 2010

Site Owner and Operator: Horseshoe Bay Golf Club 2006 LLC
c/o Ken McIntyre, General Manager
5335 Horseshoe Bay Road
Egg Harbor, WI 54209
Phone: (920) 868-9141

Consultant: Alpha Terra Science
c/o Kendrick Ebbott, P. G.
1237 Pilgrim Road
Plymouth, WI 53073
920/892-2444

WDATCP: Wisconsin Department of Agriculture, Trade & Consumer Protection
c/o Trevor Bannister, Hydrogeologist
P.O. Box 8911
Madison, WI 53708-8911
608/224-4514

Attachments: A: Legal Description
B: Barrier Inspection Log
Figure A: Remaining Contamination & Capping Materials

f:_pen\horseshoe bay dev\hbd-2006-01\reports\cap maintenance plan.doc

Exhibit A

Grantor: Horseshoe Bay Golf Club, LLC

Grantee: Horseshoe Bay Golf Club 2006 LLC

TRACT 1:

A parcel of land located in the NE 1/4 of the SE 1/4, the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4 of Section 3, and the NW 1/4 of the NE 1/4 of Section 10, all in Town 29 North, Range 26 East, Town of Egg Harbor, Door County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 3, point also being the point of beginning of lands to be described; thence North 01°41'58" East -- 1290.41 feet along the West line of the SW 1/4 of Section 3 to the SW corner of the NW 1/4 of the SE 1/4 of Section 3; thence South 88°37'11" East -- 32.38 feet along the South line of said NW 1/4 of the SE 1/4 to the centerline of C.T.H. "G"; thence North 02°20'00" East -- 1290.97 feet along said centerline to the North line of said SE 1/4; thence South 89°06'47" East -- 977.92 feet along the North line of the SE 1/4 of Section 3 a point to be hereafter referred to as Point "A"; thence South 01°18'38" West -- 116.91 feet; thence 203.80 feet along the arc of a 166.00 foot radius curve to the left (I = 70°20'38", chord bearing = South 33°51'41" East, chord length = 191.24 feet); thence South 69°02'00" East -- 202.53 feet; thence 122.77 feet along the arc of a 100.00 foot radius curve to the right (I = 70°20'38", chord bearing = South 33°51'41" East, chord length = 115.21 feet); thence South 01°18'38" West -- 371.71 feet; thence 137.66 feet along the arc of a 467.00 foot radius curve to the right (I = 16°53'21", chord bearing = S 09°45'19" W, chord length = 137.16 feet); thence S 18°11'59" W -- 211.39 feet; thence 213.86 feet along the arc of a 167.00 foot radius curve to the right (I = 73°22'20", chord bearing = S 54°53'09" W, chord distance = 199.54 feet); thence N 88°25'41" W -- 290.01 feet; thence 50.37 feet along the arc of a 233.00 foot radius curve to the left (I = 12°23'08", chord bearing = S 85°22'45" W, chord distance = 50.27 feet); thence N 18°57'21" W -- 17.90 feet; thence North 03°00'00" West - 540.57 feet; thence 90.11 feet along the arc of a 50.00 foot radius curve to the left (I = 103°15'33", chord bearing = N 16°42'27" E, chord length - 78.40 feet); to a point hereafter referred to as Point "B"; thence North 42°00'00" East - 33.87 feet; thence North 144.89 feet; thence West -- 532.02 feet; thence South 21°39'19" West -- 49.89 feet; thence South 12°25'51" East -- 840.00 feet; thence South 34°14'07" West -- 60.30 feet; thence South 87°52'50" West -- 161.76 feet; thence South 01°54'48" West - 657.39 feet; thence South 10°29'33" West - 501.98 feet; thence South 76°07'56" East -- 174.72 feet; thence South 25°43'36" East -- 59.77 feet; thence South 22°19'31" West -- 404.72 feet; thence South 10°00'12" West -- 562.94 feet; thence South 81°04'00" East -- 910.60 feet; thence North 13°08'13" East -- 700.00 feet; thence North 74°35'18" West -- 209.58 feet; thence North 33°11'53" East -- 185.88 feet; thence North 01°33'37" East - 659.02 feet; thence North 05°04'27" East -- 369.69 feet; thence North 06°48'17" East -- 450.41 feet; thence 297.58 feet along the arc of a 233.00 foot radius curve to the left (I = 73°10'37", chord bearing = N 54°47'18" E, chord length = 277.77 feet); thence N 18°11'59" E -- 110.26 feet to a point hereafter referred to as Point "C"; thence East -- 322.38 feet; thence N 72°33'08" E -- 210.00 feet; thence East -- 220.00 feet; thence N 51°41'48" E -- 270.00 feet; thence N 09°15'46" E -- 500.00 feet; thence N 89°39'09" W -- 400.00 feet; thence N 84°12'42" W -- 602.78 feet; thence S 39°52'47" W -- 44.13 feet; thence 54.80 feet along the arc of a 166.00 foot radius curve to the left (I = 18°54'48", chord bearing = N 59°34'36" W, chord length = 54.55 feet); thence N

69°02'00" W -- 202.53 feet; thence 122.77 feet along the arc of a 100.00 foot radius curve to the right (I = 70°20'38", chord bearing = N 33°51'41" W, chord length - 115.21 feet); thence N 01°18'38" E -- 117.40 feet to the north line of the SE 1/4 of said Section 3-29-26; thence S 89°06'47" E -- 1555.64 feet along said north line to the East 1/4 corner of said Section 3-29-26; thence S 01°28'31" W -- 1313.17 feet along the east line of the SE 1/4 of said Section 3-29-26; to the SE corner of the NE 1/4 of the SE 1/4 of said Section 3-29-26; thence N 88°37'11" W -- 1325.57 feet along the south line of the NE 1/4 of the SE 1/4 of said Section 3-29-26 to the NE corner of the SW 1/4 of the SE 1/4 of said Section 3-29-26; thence S 01°35'11" W -- 1301.79 feet along said East line of the SW 1/4 of the SE 1/4 of Section 3; thence S 36°07" W -- 1319.34 feet along the East line of the NW 1/4 of the NE 1/4 of Section 10; thence N 88°17'31" W -- 1326.89 feet along the South line of said NW 1/4 of the NE 1/4 to the West line of the NE 1/4 of Section 10; thence N 01°32'58" E -- 1323.13 feet along said West line to the point of beginning.

Parcel Number 008-01-03292642QQ and Parcel Number 008-01-03292641A

TRACT 2:

A parcel of land located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 and Government Lots 2 and 3 of Section 3, Township 29 North, Range 26 East, Town of Egg Harbor, Door County, Wisconsin, bounded and described as follows:

Commencing at the center of said Section 3-29-26, said point also being the point of beginning of lands to be described; thence N 89°06'47" W -- 9.18 feet along the south line of Government Lot 2 of said Section 3-29-26; thence 59.23 feet along the arc of a 333.00 foot radius curve to the left (I = 10°11'28" chord bearing = S 44°35'39" W, chord length -- 59.15 feet); thence S 39°29'55" W -- 195.00 feet; thence N 03°15'36" W -- 334.95 feet; thence N 24°45'00" E -- 510.00 feet; thence S 57°58'29" E -- 364.43 feet to a point hereafter referred to as Point "D"; thence N 85°40'28" E -- 880.97 feet; thence N 44°34'04" E -- 786.05 feet; thence S 85°02'36" E -- 300.00 feet; thence South -- 186.01 feet; thence S 18°24'07" E -- 158.30 feet; thence South 221.07 feet; thence S 77°06'53" E -- 193.20 feet; thence S 12°53'07" W -- 66.00 feet; thence South 382.98 feet to a point on the south line of the NE 1/4 of said Section 3-29-26; thence N 89°06'47" W -- 493.15 feet along said south line to the SE corner of The Club Cottages at Horseshoe Bay Golf Club Condominium; thence around the perimeter of said condominium as follows: N 01°18'38" E -- 144.35 feet; thence N 88°41'22" W -- 351.86 feet; thence N 58°36'41" W -- 73.83 feet; thence N 88°41'22" W -- 250.85 feet; thence S 01°18'38" W -- 186.28 feet to the SW corner of said Club Cottages at Horseshoe Bay Golf Club Condominium, said point also being on the aforementioned south line of the NE 1/4 of said Section 3-29-26; thence N 89°06'47" W -- 1121.75 feet along said south line to the point of beginning.

Parcel Number 008-01-03292614A

TRACT 3:

A parcel of land located in the NW 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 2, Town 29 North, Range 26 East, Town of Egg Harbor, Door County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 2-29-26, said point being the point of beginning of lands to be described: thence N 01°34'32" E -- 250.02 feet to a point to be hereafter referred to as Point "E"; thence S 89°13'34" E, 220.52 feet; thence North -- 778.69 feet; thence N 31°59'27" E -- 660.09 feet; thence N 48°22'16" E -- 102.43 feet to a point to be hereafter referred to as Point "F"; thence 23.87 feet

along the arc of a 300.00 foot radius curve to the right ($I = 04^{\circ}33'34''$, chord bearing S $35^{\circ}36'35''$ E, chord length = 23.87 feet); thence S $33^{\circ}19'48''$ E -- 47.00 feet; thence 109.75 feet along the arc of a 300.00 foot radius curve to the right ($I = 20^{\circ}57'36''$, chord bearing = S $22^{\circ}51'00''$ E, chord length = 109.14 feet); thence 134.87 feet along the arc of a 167.00 foot radius curve to the right ($I = 46^{\circ}16'16''$ chord bearing = S $10^{\circ}45'56''$ W, chord length = 131.23 feet); thence S $33^{\circ}54'03''$ W -- 99.64 feet; thence 187.38 feet along the arc of a 258.00 foot radius curve to the left ($I = 41^{\circ}36'43''$ chord bearing = S $13^{\circ}05'42''$ W, chord length = 183.29 feet); thence S $07^{\circ}42'40''$ E -- 169.40 feet; thence N $72^{\circ}16'03''$ W -- 151.69 feet to a point to be hereafter referred to as Point "G"; thence S $29^{\circ}49'45''$ W -- 146.71 feet; thence S $08^{\circ}26'41''$ W -- 589.65 feet; thence S $21^{\circ}12'05''$ W -- 125.30 feet; thence S $01^{\circ}28'31''$ W -- 1150.00 feet; thence N $80^{\circ}53'45''$ E -- 750.00 feet; thence N $13^{\circ}28'41''$ E -- 364.19 feet; thence N $04^{\circ}42'56''$ E -- 931.37 feet; thence N $16^{\circ}23'31''$ W -- 186.10 feet; thence N $01^{\circ}29'13''$ E -- 1165.52 feet; thence N $12^{\circ}22'44''$ E -- 407.03 feet; thence N $80^{\circ}08'40''$ W -- 100.00 feet; thence S $22^{\circ}20'32''$ W -- 650.00 feet; thence N $88^{\circ}30'47''$ W -- 96.87 feet; thence 73.35 feet along the arc of a 366.00 foot radius curve to the left ($I = 11^{\circ}28'55''$ chord bearing = N $27^{\circ}35'21''$ W, chord length 73.22 feet; thence N $33^{\circ}19'48''$ W -- 39.63 feet to a point to be hereafter referred to as a Point "H"; thence N $77^{\circ}20'18''$ E -- 60.17 feet; thence N $22^{\circ}20'32''$ E -- 1155.50 feet; thence N $46^{\circ}55'19''$ E -- 80.00 feet; thence S $05^{\circ}36'56''$ E -- 315.88 feet; thence S $88^{\circ}30'47''$ E -- 90.90 feet to the East line of the NW 1/4 of said Section 2-29-26; thence S $01^{\circ}29'13''$ W -- 2503.04 feet along said East line to the NE corner of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence S $01^{\circ}35'33''$ W -- 1065.50 feet along the East line of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence West -- 374.00 feet; thence North -- 60.00 feet; thence West 100.00 feet; thence South 60.00 feet; thence S $61^{\circ}42'05''$ W -- 420.00 feet; thence N $88^{\circ}54'18''$ W -- 499.40 feet to the West line of the NW 1/4 of the SW 1/4; thence N $01^{\circ}28'31''$ E -- 1273.17 feet along said West line to the point of beginning.

AND

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 2, Township 29 North, Range 26 East, Town of Egg Harbor, Door County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 2-29-26; thence S $01^{\circ}28'31''$ W -- 1273.17 feet along the West line of the SW 1/4 of said Section 2-29-26 and the centerline of Horseshoe Bay Road to the point of beginning of lands to be described; thence S $88^{\circ}54'18''$ E -- 499.40 feet; thence N $61^{\circ}42'05''$ E -- 420.00 feet; thence North 60.00 feet; thence East -- 100.00 feet; thence South -- 60.00 feet; thence East -- 374.00 feet to the East line of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence S $01^{\circ}35'33''$ W -- 255.21 feet along said East line to the SE corner of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence N $88^{\circ}54'18''$ W -- 1337.30 feet along the South line of the NW 1/4 of the SW 1/4 of said Section 2-29-26 to the SW corner of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence N $01^{\circ}28'31''$ E -- 40.00 feet along the aforementioned West line of the SW 1/4 to the point of beginning.

Parcel Number 008-01-02292623QQ

TRACT 4:

A non-exclusive easement for the benefit of Parcels 1 through 3 for the purposes of the use, construction, installation, maintenance, repair, and reconstruction of a golf course, and also for ingress and egress from said golf course, as set forth in that certain Easement granted by Horseshoe Bay Development, Inc. to Horseshoe Bay Golf Club, LLC dated June 28, 1998 and recorded in the Door County Register of Deeds Office on June 28, 1998 in Vol. 657 at page 194, as Document No. 577252.

TRACT 5:

A non-exclusive easement for the benefit of Parcels 1 through 3 for the purposes of vehicular and pedestrian access and ingress and egress to and from Parcels 1 through 3, as set forth in that certain Cross Easement and Agreement, entered into by and between Horseshoe Bay Golf Club, LLC and The Bluffs at Horseshoe Bay Master Association, Inc. dated July 14, 2000 and recorded in the Door County Register of Deeds office on November 4, 2003 in Vol. 957 at page 965, as Document No. 659380.

Horseshoe Bay Golf Club Mix Load Building
5332 Horseshoe Bay Road, Egg Harbor, WI
BRRTS #: 02-15-195423

Exhibit B
Barrier INSPECTION LOG

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

RETAIN ON SITE AFTER COMPLETION OF ANNUAL INSPECTION

LEGEND

0-5" A29 L110 SAMPLE DEPTH (inches)
 ARSENIC(mg/kg)
 LEAD(mg/kg)

RED: CONCENTRATION EXCEEDS SITE
 SOIL RESIDUAL CONTAMINANT LEVEL

9 2006 to 2009 HAND
 AUGER SAMPLE

EXCAVATION LIMIT 2009

Asphalt Drive Cap Construction Materials

PERIMETER SOIL EXCAVATION SAMPLE OCT 2009
 ESTIMATED EXTENT OF REMAINING CONTAMINATED SOIL

FENCE

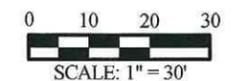
APPLE TREE

UTILITIES FROM 2006 DIGGERS HOTLINE
 AND EXCAVATION OBSERVATIONS

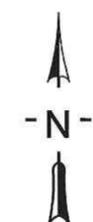
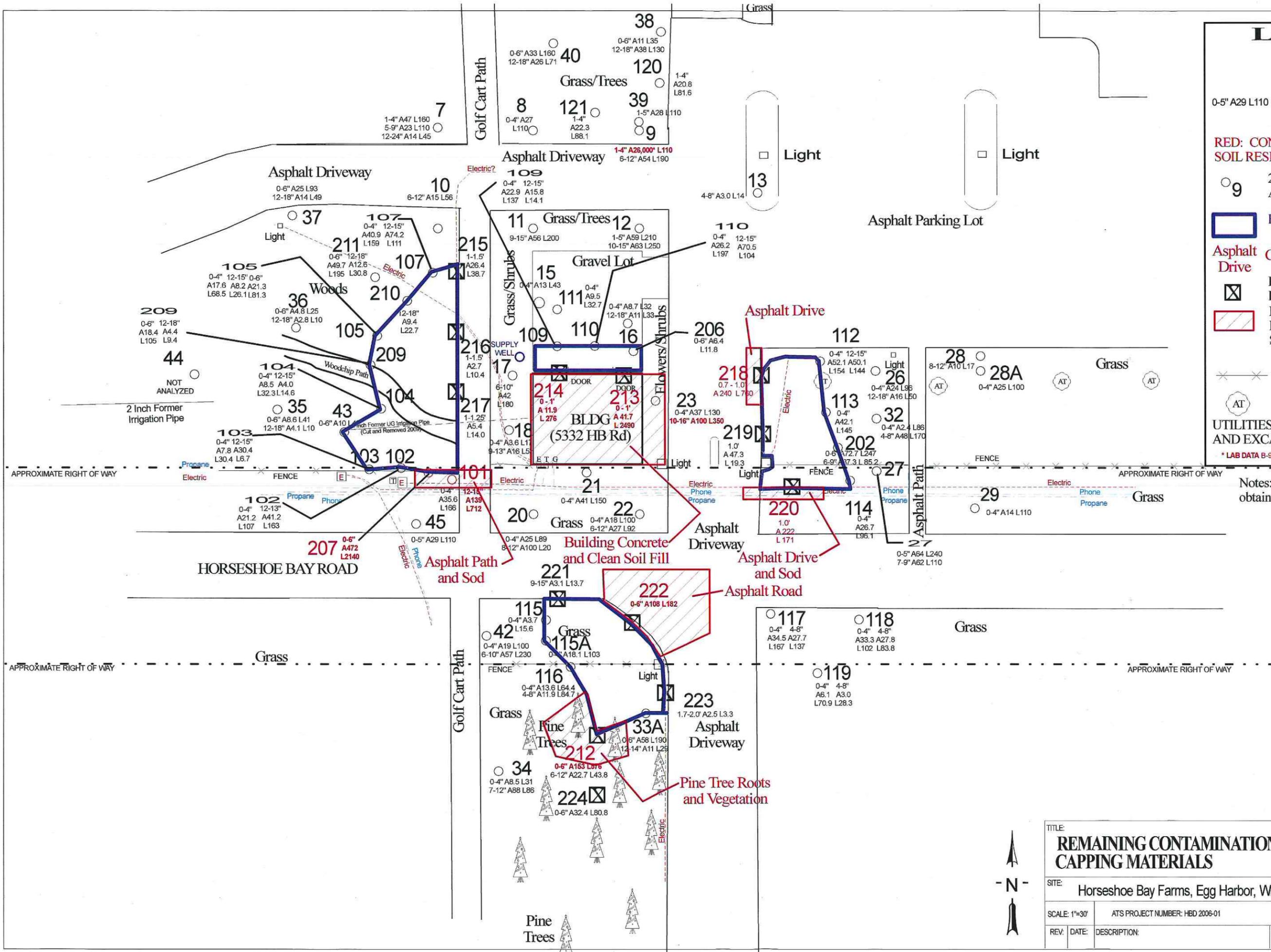
* LAB DATA B-9 SUSPECTED TO BE INACCURATE

Notes: Historic layout and soil excavation
 obtained from March 1990 RMT report

Building
 "Hideaway"



TITLE: REMAINING CONTAMINATION & CAPPING MATERIALS		SITE: Horseshoe Bay Farms, Egg Harbor, WI	
SCALE: 1"=30'	ATS PROJECT NUMBER: HBD 2006-01	DATE: 2/11/10	DWG #: mix load pad basemap 30 scale.skf
REV:	DATE:	DESCRIPTION:	APPVD:
			DRAWN BY: KAE
			FIGURE A



DOC#: 695558



Document Number

WARRANTY DEED

Recorded
JUNE 8, 2006 AT 03:36PM

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

This Deed, made between HORSESHOE BAY GOLF CLUB, LLC, by its duly authorized officer(s), Grantor, and HORSESHOE BAY GOLF CLUB 2006 LLC, a Wisconsin limited liability company, Grantee.

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

Fee Amount Paid: \$19.00
Transfer Fee Paid: \$7111.50

Tract Indexed

Recording Area

Name and Return Address
Title Services of Door County, Inc.
Cindy Noll
30 N. 18th Avenue P O Box 489.
Sturgeon Bay, WI 54235

008-31-03292642QQ, 008-01-03292641A, 008-01-03292614A, 008-01-02292623QQ

(Parcel Identification Number)

See Exhibit A attached hereto.

WHZ

TRANSFER

11-7

\$7111.50

FEE

This is not homestead property.

Together with all and singular hereditaments and appurtenances thereunto belonging; And the Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, restrictions and reservations of record; municipal and zoning ordinances, as set forth in Schedule B-II of Title Commitment No. 00006224 issued by Title Services of Door County, Inc., and will warrant and defend the same.

Dated this 24 day of May, 2006.

William S. Woodward, VICE PRESIDENT

William S Woodward

ACKNOWLEDGMENT

AUTHENTICATION
William S. Woodward, Vice
Signature(s) of ~~Frank M. Cowies, Jr.~~, President of Horseshoe Bay Golf Club, LLC

STATE OF WISCONSIN
DOOR COUNTY

Personally came before me this ___ day of May, 2006 the above named William S. Woodward, VICE PRESIDENT of HORSESHOE BAY GOLF CLUB, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

authenticated this 24th day of May, 2006

signature John F. Hagg
type or print name

signature _____
type or print name _____

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

Notary Public Door County, WI
My commission is permanent. (If not, state expiration date: _____.)

THIS INSTRUMENT WAS DRAFTED BY
Atty. William S. Woodward, HANAWAY
ROSS, S. C., Green Bay, WI 54301

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

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

Exhibit A

Grantor: Horseshoe Bay Golf Club, LLC

Grantee: Horseshoe Bay Golf Club 2006 LLC

TRACT 1:

A parcel of land located in the NE 1/4 of the SE 1/4, the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4 of Section 3, and the NW 1/4 of the NE 1/4 of Section 10, all in Town 29 North, Range 26 East, Town of Egg Harbor, Door County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 3, point also being the point of beginning of lands to be described; thence North 01°41'58" East -- 1290.41 feet along the West line of the SW 1/4 of Section 3 to the SW corner of the NW 1/4 of the SE 1/4 of Section 3; thence South 88°37'11" East -- 32.38 feet along the South line of said NW 1/4 of the SE 1/4 to the centerline of C.T.H. "G"; thence North 02°20'00" East -- 1290.97 feet along said centerline to the North line of said SE 1/4; thence South 89°06'47" East -- 977.92 feet along the North line of the SE 1/4 of Section 3 a point to be hereafter referred to as Point "A"; thence South 01°18'38" West -- 116.91 feet; thence 203.80 feet along the arc of a 166.00 foot radius curve to the left (I = 70°20'38", chord bearing = South 33°51'41" East, chord length = 191.24 feet); thence South 69°02'00" East -- 202.53 feet; thence 122.77 feet along the arc of a 100.00 foot radius curve to the right (I = 70°20'38", chord bearing = South 33°51'41" East, chord length = 115.21 feet); thence South 01°18'38" West -- 371.71 feet; thence 137.66 feet along the arc of a 467.00 foot radius curve to the right (I = 16°53'21", chord bearing = S 09°45'19" W, chord length = 137.16 feet); thence S 18°11'59" W -- 211.39 feet; thence 213.86 feet along the arc of a 167.00 foot radius curve to the right (I = 73°22'20", chord bearing = S 54°53'09" W, chord distance = 199.54 feet); thence N 88°25'41" W -- 290.01 feet; thence 50.37 feet along the arc of a 233.00 foot radius curve to the left (I = 12°23'08", chord bearing = S 85°22'45" W, chord distance = 50.27 feet); thence N 18°57'21" W -- 17.90 feet; thence North 03°00'00" West - 540.57 feet; thence 90.11 feet along the arc of a 50.00 foot radius curve to the left (I = 103°15'33", chord bearing = N 16°42'27" E, chord length - 78.40 feet); to a point hereafter referred to as Point "B"; thence North 42°00'00" East - 33.87 feet; thence North 144.89 feet; thence West -- 532.02 feet; thence South 21°39'19" West -- 49.89 feet; thence South 12°25'51" East -- 840.00 feet; thence South 34°14'07" West -- 60.30 feet; thence South 87°52'50" West -- 161.76 feet; thence South 01°54'48" West - 657.39 feet; thence South 10°29'33" West - 501.98 feet; thence South 76°07'56" East -- 174.72 feet; thence South 25°43'36" East -- 59.77 feet; thence South 22°19'31" West -- 404.72 feet; thence South 10°00'12" West -- 562.94 feet; thence South 81°04'00" East -- 910.60 feet; thence North 13°08'13" East -- 700.00 feet; thence North 74°35'18" West -- 209.58 feet; thence North 33°11'53" East -- 185.88 feet; thence North 01°33'37" East - 659.02 feet; thence North 05°04'27" East -- 369.69 feet; thence North 06°48'17" East -- 450.41 feet; thence 297.58 feet along the arc of a 233.00 foot radius curve to the left (I = 73°10'37", chord bearing = N 54°47'18" E, chord length = 277.77 feet); thence N 18°11'59" E -- 110.26 feet to a point hereafter referred to as Point "C"; thence East -- 322.38 feet; thence N 72°33'08" E -- 210.00 feet; thence East -- 220.00 feet; thence N 51°41'48" E -- 270.00 feet; thence N 09°15'46" E -- 500.00 feet; thence N 89°39'09" W -- 400.00 feet; thence N 84°12'42" W -- 602.78 feet; thence S 39°52'47" W -- 44.13 feet; thence 54.80 feet along the arc of a 166.00 foot radius curve to the left (I = 18°54'48", chord bearing = N 59°34'36" W, chord length = 54.55 feet); thence N

69°02'00" W -- 202.53 feet; thence 122.77 feet along the arc of a 100.00 foot radius curve to the right (I = 70°20'38", chord bearing = N 33°51'41" W, chord length - 115.21 feet); thence N 01°18'38" E -- 117.40 feet to the north line of the SE 1/4 of said Section 3-29-26; thence S 89°06'47" E -- 1555.64 feet along said north line to the East 1/4 corner of said Section 3-29-26; thence S 01°28'31" W -- 1313.17 feet along the east line of the SE 1/4 of said Section 3-29-26; to the SE corner of the NE 1/4 of the SE 1/4 of said Section 3-29-26; thence N 88°37'11" W -- 1325.57 feet along the south line of the NE 1/4 of the SE 1/4 of said Section 3-29-26 to the NE corner of the SW 1/4 of the SE 1/4 of said Section 3-29-26; thence S 01°35'11" W -- 1301.79 feet along said East line of the SW 1/4 of the SE 1/4 of Section 3; thence S °36'07" W -- 1319.34 feet along the East line of the NW 1/4 of the NE 1/4 of Section 10; thence N 88°17'31" W -- 1326.89 feet along the South line of said NW 1/4 of the NE 1/4 to the West line of the NE 1/4 of Section 10; thence N 01°32'58" E -- 1323.13 feet along said West line to the point of beginning.

Parcel Number 008-01-03292642QQ and Parcel Number 008-01-03292641A

TRACT 2:

A parcel of land located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 and Government Lots 2 and 3 of Section 3, Township 29 North, Range 26 East, Town of Egg Harbor, Door County, Wisconsin, bounded and described as follows:

Commencing at the center of said Section 3-29-26, said point also being the point of beginning of lands to be described; thence N 89°06'47" W -- 9.18 feet along the south line of Government Lot 2 of said Section 3-29-26; thence 59.23 feet along the arc of a 333.00 foot radius curve to the left (I = 10°11'28" chord bearing = S 44°35'39" W, chord length -- 59.15 feet); thence S 39°29'55" W -- 195.00 feet; thence N 03°15'36" W -- 334.95 feet; thence N 24°45'00" E -- 510.00 feet; thence S 57°58'29" E -- 364.43 feet to a point hereafter referred to as Point "D"; thence N 85°40'28" E -- 880.97 feet; thence N 44°34'04" E -- 786.05 feet; thence S 85°02'36" E -- 300.00 feet; thence South -- 186.01 feet; thence S 18°24'07" E -- 158.30 feet; thence South 221.07 feet; thence S 77°06'53" E -- 193.20 feet; thence S 12°53'07" W -- 66.00 feet; thence South 382.98 feet to a point on the south line of the NE 1/4 of said Section 3-29-26; thence N 89°06'47" W -- 493.15 feet along said south line to the SE corner of The Club Cottages at Horseshoe Bay Golf Club Condominium; thence around the perimeter of said condominium as follows: N 01°18'38" E -- 144.35 feet; thence N 88°41'22" W -- 351.86 feet; thence N 58°36'41" W -- 73.83 feet; thence N 88°41'22" W -- 250.85 feet; thence S 01°18'38" W -- 186.28 feet to the SW corner of said Club Cottages at Horseshoe Bay Golf Club Condominium, said point also being on the aforementioned south line of the NE 1/4 of said Section 3-29-26; thence N 89°06'47" W -- 1121.75 feet along said south line to the point of beginning.

Parcel Number 008-01-03292614A

TRACT 3:

A parcel of land located in the NW 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 2, Town 29 North, Range 26 East, Town of Egg Harbor, Door County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 2-29-26, said point being the point of beginning of lands to be described; thence N 01°34'32" E -- 250.02 feet to a point to be hereafter referred to as Point "E"; thence S 89°13'34" E, 220.52 feet; thence North -- 778.69 feet; thence N 31°59'27" E -- 660.09 feet; thence N 48°22'16" E -- 102.43 feet to a point to be hereafter referred to as Point "F"; thence 23.87 feet

along the arc of a 300.00 foot radius curve to the right (I = 04°33'34", chord bearing S 35°36'35" E, chord length = 23.87 feet); thence S 33°19'48" E -- 47.00 feet; thence 109.75 feet along the arc of a 300.00 foot radius curve to the right (I = 20°57'36", chord bearing = S 22°51'00" E, chord length = 109.14 feet); thence 134.87 feet along the arc of a 167.00 foot radius curve to the right (I = 46°16'16" chord bearing = S 10°45'56" W, chord length = 131.23 feet); thence S 33°54'03" W -- 99.64 feet; thence 187.38 feet along the arc of a 258.00 foot radius curve to the left (I = 41°36'43" chord bearing = S 13°05'42" W, chord length = 183.29 feet); thence S 07°42'40" E -- 169.40 feet; thence N 72°16'03" W -- 151.69 feet to a point to be hereafter referred to as Point "G"; thence S 29°49'45" W -- 146.71 feet; thence S 08°26'41" W -- 589.65 feet; thence S 21°12'05" W -- 125.30 feet; thence S 01°28'31" W -- 1150.00 feet; thence N 80°53'45" E -- 750.00 feet; thence N 13°28'41" E -- 364.19 feet; thence N 04°42'56" E -- 931.37 feet; thence N 16°23'31" W -- 186.10 feet; thence N 01°29'13" E -- 1165.52 feet; thence N 12°22'44" E -- 407.03 feet; thence N 80°08'40" W -- 100.00 feet; thence S 22°20'32" W -- 650.00 feet; thence N 88°30'47" W -- 96.87 feet; thence 73.35 feet along the arc of a 366.00 foot radius curve to the left (I = 11°28'55" chord bearing = N27°35'21" W, chord length 73.22 feet; thence N 33°19'48" W -- 39.63 feet to a point to be hereafter referred to as a Point "H"; thence N 77°20'18" E -- 60.17 feet; thence N 22°20'32" E -- 1155.50 feet; thence N 46°55'19" E -- 80.00 feet; thence S 05°36'56" E -- 315.88 feet; thence S 88°30'47" E -- 90.90 feet to the East line of the NW 1/4 of said Section 2-29-26; thence S 01°29'13" W -- 2503.04 feet along said East line to the NE corner of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence S 01°35'33" W -- 1065.50 feet along the East line of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence West -- 374.00 feet; thence North -- 60.00 feet; thence West 100.00 feet; thence South 60.00 feet; thence S 61°42'05" W -- 420.00 feet; thence N 88°54'18" W -- 499.40 feet to the West line of the NW 1/4 of the SW 1/4; thence N 01°28'31" E -- 1273.17 feet along said West line to the point of beginning.

AND

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 2, Township 29 North, Range 26 East, Town of Egg Harbor, Door County, Wisconsin, bounded and described as follows:
Commencing at the West 1/4 corner of said Section 2-29-26; thence S 01°28'31" W -- 1273.17 feet along the West line of the SW 1/4 of said Section 2-29-26 and the centerline of Horseshoe Bay Road to the point of beginning of lands to be described; thence S 88°54'18" E -- 499.40 feet; thence N 61°42'05" E -- 420.00 feet; thence North 60.00 feet; thence East -- 100.00 feet; thence South -- 60.00 feet; thence East -- 374.00 feet to the East line of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence S 01°35'33" W -- 255.21 feet along said East line to the SE corner of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence N 88°54'18" W -- 1337.30 feet along the South line of the NW 1/4 of the SW 1/4 of said Section 2-29-26 to the SW corner of the NW 1/4 of the SW 1/4 of said Section 2-29-26; thence N 01°28'31" E -- 40.00 feet along the aforementioned West line of the SW 1/4 to the point of beginning.

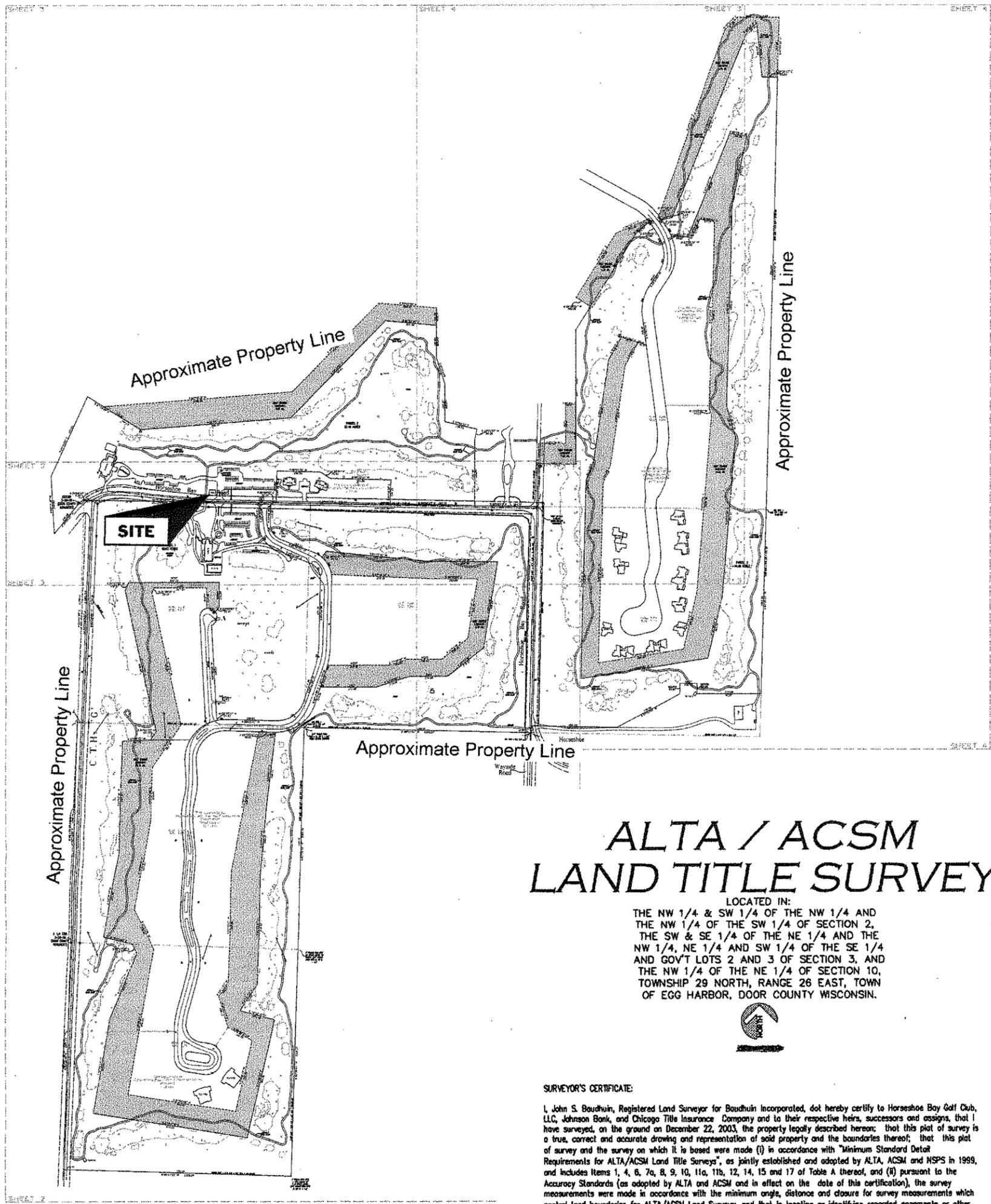
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ALTA / ACSM LAND TITLE SURVEY

LOCATED IN:
 THE NW 1/4 & SW 1/4 OF THE NW 1/4 AND
 THE NW 1/4 OF THE SW 1/4 OF SECTION 2,
 THE SW & SE 1/4 OF THE NE 1/4 AND THE
 NW 1/4, NE 1/4 AND SW 1/4 OF THE SE 1/4
 AND GOV'T LOTS 2 AND 3 OF SECTION 3, AND
 THE NW 1/4 OF THE NE 1/4 OF SECTION 10,
 TOWNSHIP 29 NORTH, RANGE 26 EAST, TOWN
 OF EGG HARBOR, DOOR COUNTY WISCONSIN.



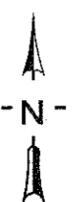
SURVEYOR'S CERTIFICATE:

I, John S. Bauduin, Registered Land Surveyor for Bauduin Incorporated, do hereby certify to Horseshoe Bay Golf Club, LLC, Johnson Bank, and Chicago Title Insurance Company and to their respective heirs, successors and assigns, that I have surveyed, on the ground on December 22, 2003, the property legally described hereon; that this plot of survey is a true, correct and accurate drawing and representation of said property and the boundaries thereof; that this plot of survey and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", as jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 4, 6, 7a, 8, 9, 10, 11a, 11b, 12, 14, 15 and 17 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification), the survey measurements were made in accordance with the minimum angle, distance and closure for survey measurements which control land boundaries for ALTA/ACSM Land Surveys; and that in locating or identifying recorded easements or other recorded documents I have relied upon Commitment for Title Insurance issued by Old Republic National Title Insurance Company, having an effective date of October 3rd, 2003, and bearing file number PTI-3805. I hereby certify that: (i) all streets abutting the subject property and all means of ingress and egress from the subject property has been completed, dedicated and accepted for public maintenance and public use by the Town of Egg Harbor, Wisconsin; (ii) adequate ingress and egress to the subject property are provided by Horseshoe Bay Road, as shown on the survey; (iii) all utilities serving the subject property enter the subject property from abutting public streets; (iv) except as shown, the subject property does not serve any adjoining property for drainage, utilities or ingress and egress; and (v) the subject property appears to be in accord with all applicable zoning laws regulating the use of the subject property and with all applicable laws containing minimum setback requirements, unless as shown.

Dated this 15th day of January, 2004

John S. Bauduin, RLS 1576

Bauduin, Incorporated
 55 South 3rd Avenue
 Sturgeon Bay, WI 54235
 (920)743-8211



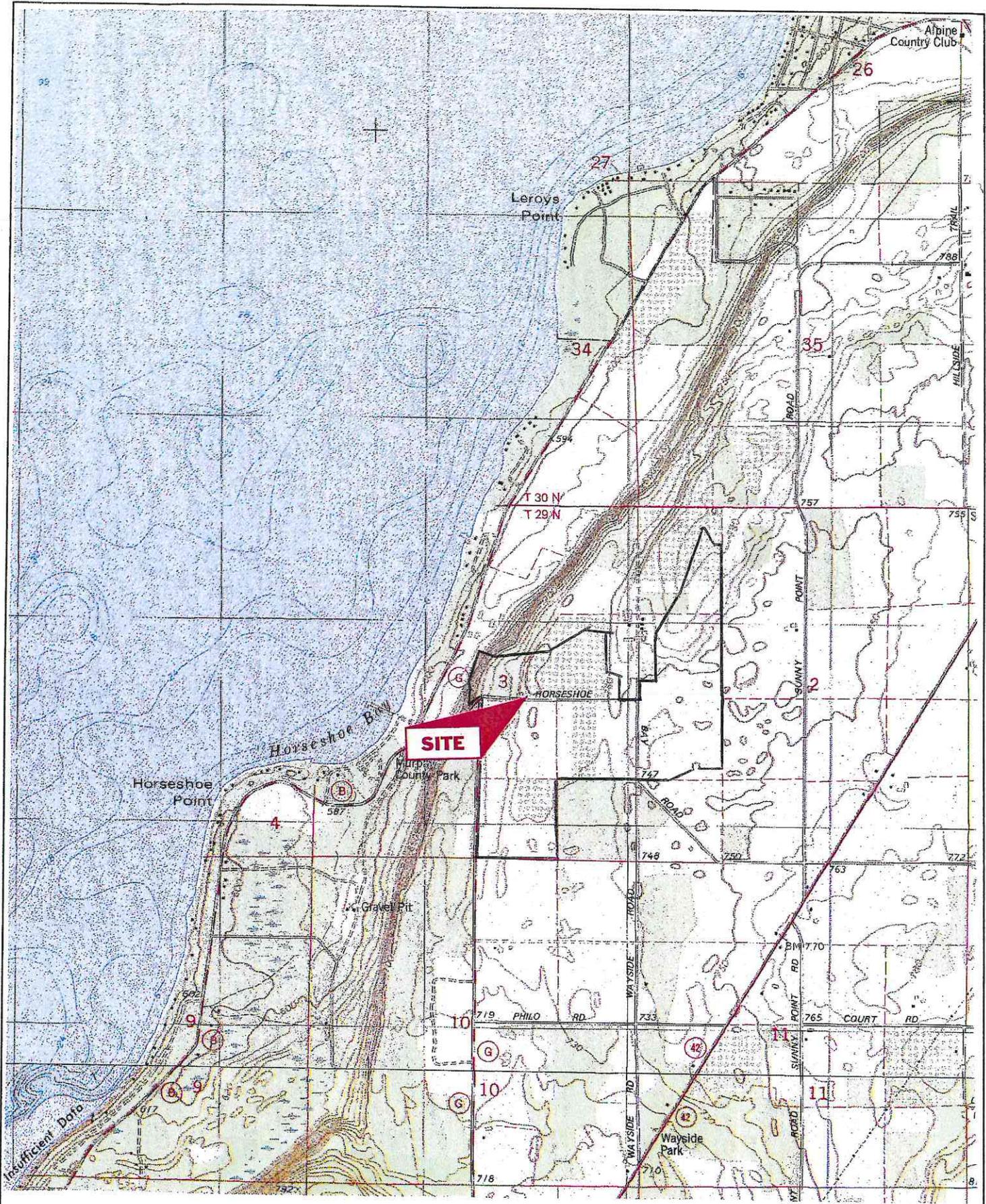
TITLE: SURVEY MAP OF PROPERTY BOUNDARIES		 ALPHA TERRA SCIENCE	
SITE: Horseshoe Bay Farms Egg Harbor, WI			
SCALE: Approx 1" = 650'	ATS PROJ #:	DATE: 2/1/10	FILE CODE: Survey Basemap.skf
APPROV:		DRAWN BY: KAE	FIGURE A

I, the undersigned, believe that the legal descriptions of all properties within or partially within the contaminated site boundaries have been attached to this closure request.

A handwritten signature in black ink, consisting of several large, overlapping loops and a horizontal line at the end, positioned above a horizontal line.

February 8, 2010

Mr. Bill Woodward - Legal Representative, Horseshoe Bay Farms



SITE



SOURCE: DeLorme 3-D Topoquads, 2002, from USGS 7.5 minute topographic maps

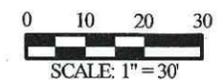
SITE LOCATION & LOCAL TOPOGRAPHY			ALPHA TERRA SCIENCE	
Horseshoe Bay Farms, Egg Harbor, WI				
DATE	DESCRIPTION	APPVD	DATE: 7/31/06	DWG #: siteloc
SCALE 1:25,000			APPROVED: KAE	FIGURE 1

LEGEND

- 0-5" A29 L110 SAMPLE DEPTH (inches)
ARSENIC(mg/kg)
LEAD(mg/kg)
- RED: CONCENTRATION EXCEEDS SITE
SOIL RESIDUAL CONTAMINANT LEVEL
- 9 2006 to 2009 HAND
AUGER SAMPLE
- Z~1' EXCAVATION LIMIT 2009
AND DEPTH
- PERIMETER SOIL
EXCAVATION SAMPLE OCT 2009
- FENCE
- APPLE TREE
- UTILITIES FROM 2006 DIGGERS HOTLINE
AND EXCAVATION OBSERVATIONS
- * LAB DATA B-9 SUSPECTED TO BE INACCURATE

Notes: Historic layout and soil excavation
obtained from March 1990 RMT report

Building
"Hideaway"



TITLE: EXCAVATION LIMITS, UTILITIES, AND REMAINING SOIL CHEMISTRY RESULTS			
SITE: Horseshoe Bay Farms, Egg Harbor, WI			
SCALE: 1"=30'	ATS PROJECT NUMBER: HBD 2006-01	DATE: 2/5/10	DWG #: mix lead pad basemap 30 scale.skf
REV: DATE: DESCRIPTION:	APPVD: DRAWN BY: KAE	FIGURE 4	

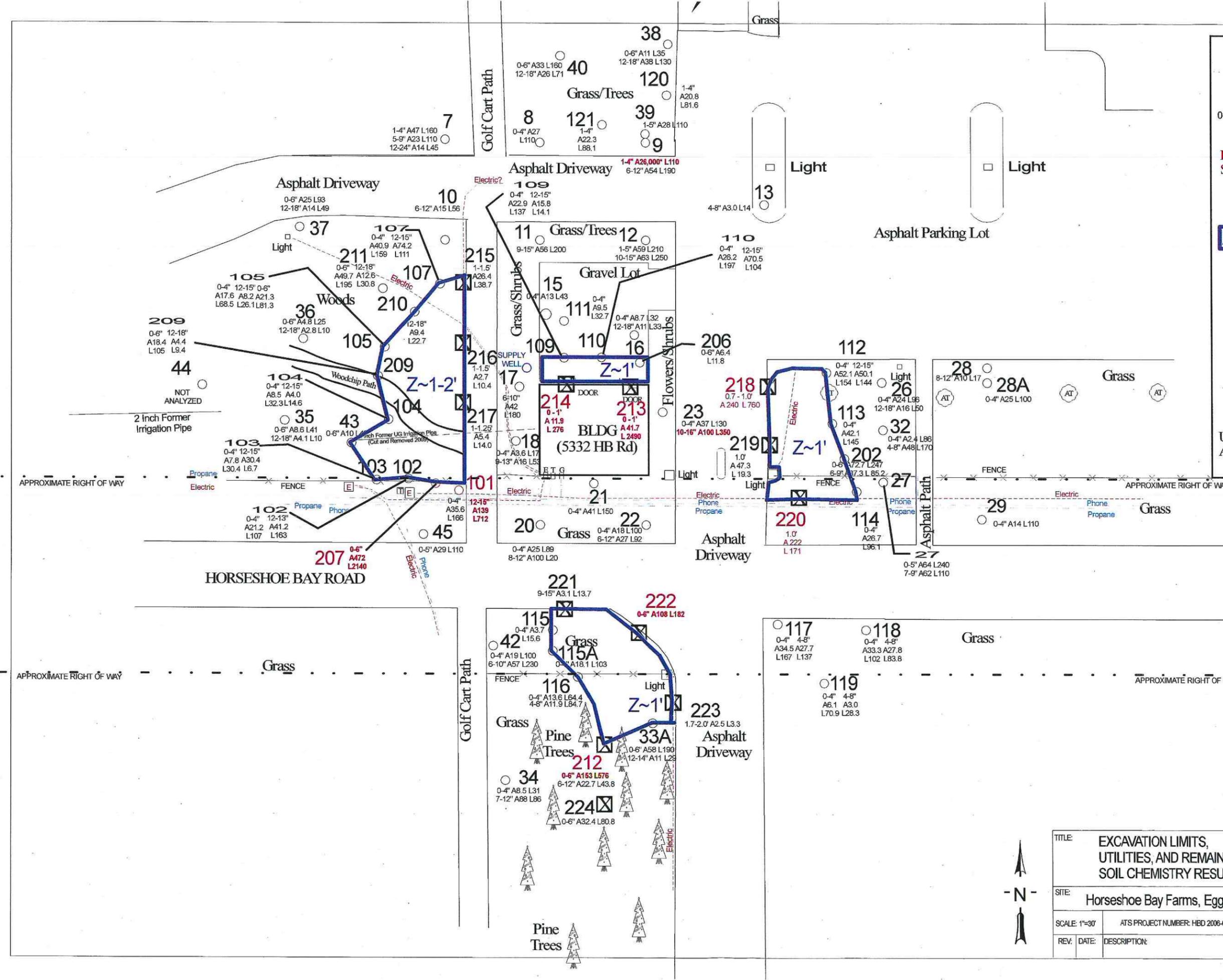


Table 2: Remaining In Place Final Soil Chemistry Results - Lead and Arsenic
Horseshoe Bay Mix Load Pad
Egg Harbor, Wisconsin

Date	Boring ID	Depth (inches)	Location Description	Arsenic (mg/kg)	Lead (mg/kg)	Rationale for Leaving Contamination in Place
8/28/2006	B-7	1-4	NW of NW Building Corner, N of Driveway	47	160	
		5-9		23	110	
		12-24		14	45	
8/28/2006	B-8	0-4	N of Building, N of Driveway	27	110	Results B-39 indicate anomalous lab data
8/28/2006	B-9	1-4 6-12		26,000 54	110 190	
8/28/2006	B-10	6-12	NW of NW Building Corner, W of Golf Cart Path	15	56	
8/28/2006	B-11	9-15	N of NW Building Corner	56	200	
8/28/2006	B-12	1-5	N of NE Building Corner	59	210	
		10-15		63	250	
8/28/2006	B-13	4-8	NE of NE Building Corner, Near Shrub Island	3.0	14	
8/28/2006	B-15	0-4	N of NW Building Corner	13	43	
8/28/2006	B-16	0-4	N of NE Building Corner	8.7	32	
		12-18		11	33	
8/28/2006	B-17	6-10	W of NW Building Corner	42	180	
8/28/2006	B-18	0-4	W of Building	3.6	17	
		9-13		16	53	
8/28/2006	B-20	0-4	S of SW Building Corner	25	89	
		8-12		100	20	
8/28/2006	B-21	0-4	S of Building	41	150	
8/28/2006	B-22	0-4	S of SE Building Corner	18	100	
		6-12		27	92	
8/28/2006	B-23	0-4 10-16	E of Building	37 100	130 350	Covered by clean soil and existing decorative plantings
8/28/2006	B-26	0-4	E of NE Building Corner	24	96	
		12-18		16	50	
8/28/2006	B-27	0-5	E of SE Building Corner	64	240	
		7-9		62	110	
8/28/2006	B-28A	0-4	E of NE Building Corner	25	100	
8/28/2006	B-28	8-12		10	17	
8/28/2006	B-29	0-4	E of SE Building Corner	14	110	
8/28/2006	B-32	0-4	E of Building	24	86	
		4-8		48	170	

Table 2: Remaining In Place Final Soil Chemistry Results - Lead and Arsenic
Horseshoe Bay Mix Load Pad
Egg Harbor, Wisconsin

Date	Boring ID	Depth (inches)	Location Description	Arsenic (mg/kg)	Lead (mg/kg)	Rationale for Leaving Contamination in Place
11/20/2006	B-33A	0-6	S of HSB Road, SE of B-30	58	190	
		12-14		11	29	
11/20/2006	B-34	0-4	S of HSB Road, SW of B-30	8.5	31	
		7-12		88	86	
11/20/2006	B-35	0-6	Woods, W of B-19	8.6	41	
		12-18		4.1	10	
11/20/2006	B-36	0-6	Woods, W of B-14	4.8	25	
		12-18		2.8	10	
11/20/2006	B-37	0-6	Edge Woods, W of B-10	25	93	
		12-18		14	49	
11/20/2006	B-38	0-6	N of B-9 by Dumpster	11	35	
		12-18		38	130	
11/20/2006	B-39	1-5	At B-9	28	110	
11/20/2006	B-40	0-6	NW of B-9	33	160	
		12-14		26	71	
11/20/2006	B-42	0-4	S of HSB Road, W of B-30	19	100	
		6-10		57	230	
11/20/2006	B-43	0-6	End of Pipe in Woods	10	42	
11/20/2006	B-44	NA	Woods	NA	NA	
11/20/2006	B-45	0-5	S of B-19 by HSB Road	29	110	
6/24/2008	B-101	0-4	SW corner Golf Cart Path and Fence	35.6	166	Utilities obstruct removal
6/24/2008	B-101	12-15		139	712	
6/24/2008	B-102	0-4	13' W of Golf Cart @ Fence	21.2	107	
6/24/2008	B-102	12-13		41.2	163	
6/24/2008	B-103	0-4	10' W of B102 @ Fence	7.8	30.4	
6/24/2008	B-103	12-15		3.0	6.7	
6/24/2008	B-104	0-4	In Woods, 15' W, 2'S of B-108	8.5	32.3	
6/24/2008	B-104	12-15		4.0	14.6	
6/24/2008	B-105	0-4	In Woods, 18' W, 5' N of B-14	17.6	68.5	
6/24/2008	B-105	12-15		8.2	26.1	
6/24/2008	B-107	0-4	13' S of B-10	40.9	159	
6/24/2008	B-107	12-15		74.2	111	
6/24/2008	B-109	0-4	8'N, 8'E of Bldg NW Corner	22.9	137	
6/24/2008	B-109	12-15		15.8	14.1	
6/24/2008	B-110	0-4	8' N, 16' W of Bldg NE Corner	26.2	197	
6/24/2008	B-110	12-15		70.5	104	
6/24/2008	B-111	0-4	20'N, 8'E of Bldg NW Corner	9.5	32.7	
6/24/2008	B-112	0-4	15'E, 2'N of B-24	52.1	154	
6/24/2008	B-112	12-15		50.1	144	
6/24/2008	B-113	0-4	17'W, 2'N of B-32	42.1	145	
6/24/2008	B-114	0-4	9'W, 3'S of B-27	26.7	96.1	

Table 2: Remaining In Place Final Soil Chemistry Results - Lead and Arsenic
Horseshoe Bay Mix Load Pad
Egg Harbor, Wisconsin

Date	Boring ID	Depth (inches)	Location Description	Arsenic (mg/kg)	Lead (mg/kg)	Rationale for Leaving Contamination in Place
6/24/2008	B-115	0-4	20'E, 5'N of B-42	3.7	15.6	
6/24/2008	B-115A	4-8	20'E, 1'S of B-42	18.1	103	
6/24/2008	B-116	0-4	11'S, 28' E of B-42	13.6	64.4	
6/24/2008	B-116	4-8		11.9	84.7	
6/24/2008	B-117	0-4	59'E, 4'N of B-30	34.5	167	
6/24/2008	B-117	4-8		27.7	137	
6/24/2008	B-118	0-4	30'E, 2'S of B-117	33.3	102	
6/24/2008	B-118	4-8		27.8	83.8	
6/24/2008	B-119	0-4	20'S, 16'E of B-117	6.1	70.9	
6/24/2008	B-119	4-8		3.0	28.3	
6/24/2008	B-120	1-4	7'E, 15.5'N of B-9	20.8	81.6	
6/24/2008	B-121	1-4	15'E, 6'N of B-9	22.3	88.1	
10/9/2009	B-202	0-6	6'N 66'E of NW Corner Bldg	72.7	247	
10/9/2009	B-202	6-9		37.3	85.2	
10/9/2009	B-206	0-6	7'N 2'W of NE Corner Bldg	6.4	11.8	
10/9/2009	B-207	0-6	1'S of Fence, 10'W of Path	472	2,140	Utilities Obstruct Removal
10/9/2009	B-209	0-6	3'N 55'W of NW Corner Bldg	18.4	105	
10/9/2009	B-209	12-18		4.4	9.4	
10/9/2009	B-210	0-6	24.5'N, 41'W of NW Corner Bldg	21.3	81.3	
10/9/2009	B-210	12-18		9.4	22.7	
10/9/2009	B-211	0-6	32'N 53'W of NW Corner Bldg	49.7	195	
10/9/2009	B-211	12-18		12.6	30.8	
10/19/2009	B-212	0-6	5'S, 4'W of #205 at Big Pine Tree Limit	153	576	In Large Pine Trees, Extent Defined by B-224
10/19/2009	B-212	6 - 12		22.7	43.8	
10/20/2009	B-213	0 - 12	6'W, 0' N of Bldg NE Corner	41.7	2,490	Capped by Existing Building
10/20/2009	B-214	0 - 12	28'W, 0' N of Bldg NE Corner	11.9	276	
10/20/2009	B-215	12-18	64.5'N Fert Bldg, 1' W Golf Cart	26.4	38.7	
10/20/2009	B-216	12-18	44.5'N Fert Bldg, 1' W Golf Cart	2.7	10.4	
10/20/2009	B-217	12-15	25'N Fert Bldg, 1' W Golf Cart	5.4	14.0	
10/20/2009	B-218	8 - 12	30' N, 39'E of Fert Bldg	240	760	Capped by Existing Asphalt
10/20/2009	B-219	12	10.5' N, 39'E of Fert Bldg	47.3	19.3	
10/20/2009	B-220	12	51'E, 7'S of Fert Bldg	222	171	Utilities Obstruct Removal
10/20/2009	B-221	9 - 15	28'W Fert Bldg, 1' S HB Road	3.1	13.7	
10/20/2009	B-222	9 - 15	3'W of Fert Bldg, 8.5' S of HB Road	108	182	Capped by Existing Asphalt
10/20/2009	B-223	20 - 24	8'E Fert Bldg, 32' S HB Road	2.5	3.3	
10/20/2009	B-224	0 - 6	17' W, 2' E of B-212	80.8	32.4	

BOLD: Exceeds Soil Residual Contaminant Level of 100 mg/kg Arsenic and 250 mg/kg

Table 4: Groundwater Chemistry Results - Lead and Arsenic
 Horseshoe Bay Mix Load Pad Investigation
 Egg Harbor, Wisconsin

Well	Date Sampled	LAB RESULTS (ug/l)			
		SAMPLES		Method Blank	
		Arsenic	Lead	Arsenic	Lead
Mix Load Supply Well	28-Aug-06	<0.77	3.9	<0.53	<0.44
Mix Load Supply Well	20-Nov-06	2.2*	6.8	1.67	<0.44
Mix Load Supply Well	24-Jun-08	<1.2	2.5	<1.2	<1.4
Mix Load Supply Well	9-Oct-09	2.0+	1.7+	<1.4	<0.75

NR140 Standards			
Preventive Action Limit		1.0	1.5
Enforcement Standard		10	15

BOLD Exceeds NR140 Preventive Action Limit Standard

* Detection in Method Blank indicates result likely influenced by laboratory contamination.

+ Result above the method detection limit and below the method reporting limit

SOURCE
PROPERTY

COPY

February 3, 2010

Horseshoe Bay Golf Club 2006 LLC
5335 Horseshoe Bay Road
Egg Harbor, WI 54209
Attn: Mr. Ken McIntyre

RE: Remaining Soil Contamination, Former Horseshoe Bay Farms Mix-Load Pad Site,
5332 Horseshoe Bay Road (County Trunk G) Egg Harbor, WI
Parcel Identification Numbers; 008-01-03292642QQ; 008-01-03292641A; 008-01-
03292614A; 008-01-02292623QQ
WDNR BRRTS # 02-15-0195423; WDATCP # 06-47-4081101

Dear Property Owner:

Soil contamination that originated on your property located at 5332 Horseshoe Bay Road has been investigated and remediated to the extent practicable. Remaining levels of lead and arsenic contamination in the soil on your property are above the state approved residual contaminant levels of 100-mg/kg arsenic and 250-mg/kg lead. Because the source of the contamination is from historic agricultural practices related to application of lead arsenate to orchards, the Wisconsin Department of Agriculture, Trade, and Consumer Protection (WDATCP) has authority over the regulation of these substances. The Wisconsin Department of Natural Resources (WDNR) also has authority over environmental contamination cases, and maintains a web-based list of contaminated properties.

The environmental consultants who have investigated this contamination have informed me that the remaining soil contamination does not pose a risk to human health or the environment as long as direct contact with the contaminated soil is prevented. I believe that the completed site investigation and remediation activities meet the requirements for case closure that are found in chapter NR 726 Wisconsin Administrative Code, and I will be requesting that WDATCP grant case closure. Closure means that WDATCP will not be requiring any further investigation or cleanup action to be taken, other than maintenance of the existing surface cover materials.

Since the contamination is on your property, you or any subsequent owner of your property could be held responsible for investigation or cleanup of the remaining contamination. If you make modifications to the property that disturb the remaining contaminated soil, you may be required to test and handle the contaminated soil per the existing regulations at that time.

WDATCP will review my closure request within approximately 30 days after the date of this letter. You have a right to contact WDATCP to discuss the situation and provide any technical information that may help in their decision regarding case closure. The contact person at

WDATCP is Mr. Trevor Bannister, 2811 Agriculture Drive, P.O. Box 8911, Madison, WI 53708-8911, (608) 224-2514, trevor.banister@wisconsin.gov.

If this case is closed, the location of the remaining soil contamination will be identified on the WDNRs' 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 soil or groundwater contamination above state standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once WDATCP makes a decision on my closure request, it will be documented in a letter. If WDATCP 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 regarding this matter, please feel free to contact me. If you have questions about the technical details of this project, you may contact my environmental consultant, Mr. Kendrick Ebbott, Alpha Terra Science, 1237 Pilgrim Road, Plymouth, WI 53073 (920) 892-2444 Kenebbott@alphaterra.net, or you may contact Mr. Trevor Bannister, 2811 Agriculture Drive, P.O. Box 8911, Madison, WI 53708-8911, (608) 224-2514, trevor.banister@wisconsin.gov.

Thanks you for your cooperation on this project.

Sincerely,



Mr. William Woodward
Legal Counsel
Horseshoe Bay Development Inc.
C/o Davis & Kuelthau Law Firm
318 S. Washington Street, Suite 300
Green Bay, WI 54301
(920) 431-2222 / FAX 2262

Attachments: Figure A: Remaining Contamination and Capping Materials
Legal Description of Property

cc: Mr. Ken Ebbott, Alpha Terra Science, via e-mail
Mr. Trevor Bannister, WDATCP, via e-mail
Mr. John Peters, WDATCP, via e-mail
Mr. Glenn Timmerman, Horseshoe Bay Golf Club 2006 LLC, via e-mail

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Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 6.15

Sent To Mr. Ken McIntyre
 Street, Apt. No. Horseshoe Bay Golf Course
 or PO Box No. 5335 Horseshoe Bay Road
 City, State, ZIP+4 Big Harbor, WI 53209

PS Form 3811, February 2004 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Mr. Ken McIntyre
 Horseshoe Bay Golf Course
 5335 Horseshoe Bay Road
 Big Harbor, WI 53209

2. Article Number
 (Transfer from service label) 7003 1680 0004 8394 6348
 PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature]
 Agent Addressee
 Addressee
 B. Received By (Printed Name) BRUCE FEUER
 C. Date of Delivery 2-10-10
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes No

102595-02-M-1540

SOURCE
PROPERTY

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UNITED STATES POSTAL SERVICE

• Sender: Please print your name, address, and ZIP+4 in this box •

ALPHA TERRA
 SCIENCE
 1237 Pilgrim Road
 Plymouth, WI 53073

RIGHT-OF-WAY



February 8, 2010

COPY

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

Ms. Pam Krauel
Clerk – Treasurer
Town of Egg Harbor
5242 County I
Sturgeon Bay, WI 54235

RE: Remaining Soil Contamination, Former Horseshoe Bay Farms Mix-Load Pad Site,
5332 Horseshoe Bay Road, Egg Harbor, WI
WDNR BRRTS # 02-15-0195423
WDATCP # 06-47-4081101

Dear Ms. Krauel:

Horseshoe Bay Farms is the responsible party for agrichemical contamination at the former Horseshoe Bay Farms Mix-Load site at 5332 Horseshoe Bay Road, Egg Harbor, WI. Alpha Terra Science was retained to provide consulting services to investigate and remediate contaminated soil on the property. Soil borings were advanced to obtain soil chemistry samples from 2006 to 2009, and approximately 300 tons of contaminated soil was excavated and landfilled in October 2009. This site will soon be under consideration for closure by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (WDATCP).

Not all contaminated soil was accessible for removal due to obstructions. As a condition for closure, it is required that the Town of Egg Harbor be notified of lead and arsenic contamination within the 66-foot wide road right-of-way.

Based on the laboratory analytical results, arsenic and lead contamination, defined as soil contaminant concentrations greater than the site specific residual contaminant levels of 100 mg/kg arsenic and 250 mg/kg lead, remain present adjacent to and beneath Horseshoe Bay Road. The contaminated soil in the right-of-way is primarily located beneath asphalt surfaces found in the road, golf cart path, or entry driveway, but some contamination in the right of way is also present at or beneath the existing underground utility lines.

For your records, we have enclosed a site location map, a map of the remaining soil chemistry results with the remaining soil contamination areas, and a table showing the remaining in place soil chemistry results. This information identifies and illustrates the magnitude and the extent of the remaining environmental contamination.

I have previously sent this information to Mr. Bill Schuster at the Door County Soil and Water Conservation Department.

Please feel free to call should you have any questions or comments.

Sincerely,



Kendrick A. Ebbott
Alpha Terra Science

Attachments: Figure 1: Site Location and Local Topography
Figure 5 Remaining Contamination and Soil Chemistry Results
Table 2 Remaining-In-Place Final Soil Chemistry Results

Cc: Mr. Bill Woodward, Horseshoe Bay Farms, via e-mail
Mr. Ken McIntyre, Horseshoe Bay Golf Course, via e-mail

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