GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

CLOSURE DATE: Mar 24, 2010

BRRTS #: **02-15-554225**

FID #:

ACTIVITY NAME: Door Cnty Memorial Hosp

PROPERTY ADDRESS: 323 18th Ave

DATCP #: 09-504-10-22-01

MUNICIPALITY: Sturgeon Bay

COMM #:

PARCEL ID #: 2816235000121

***WTM COORDINATES:**

X: **729313** Y: **487714**

** 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)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

  (***note:*** *for list of off-source properties see "Impacted Off-Source Property" form)*
- [x] Soil Contamination > *RCL or **SSRCL *(232)*
  - [ ] Contamination in ROW
  - [ ] Off-Source Contamination

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

Land Use Controls:

- [ ] N/A (*Not Applicable*)
- [ ] Soil: maintain industrial zoning *(220)*

  (***note:*** *soil contamination concentrations between non-industrial and industrial levels)*
- [ ] Structural Impediment *(224)*
- [ ] Site Specific Condition *(228)*
- [x] Cover or Barrier *(222)*

  (***note:*** *maintenance plan for groundwater or direct contact)*
- [ ] Vapor Mitigation *(226)*
- [ ] Maintain Liability Exemption *(230)*

  (***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*

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

GIS Registry Checklist

Form 4400-245 (R 3/10)

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 #: 02-15-554225 PARCEL ID #: 2816235000121

ACTIVITY NAME: Door Cnty Memorial Hosp WTM COORDINATES: X: 729313 Y: 487714

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

- [x] **Closure Letter**
- [x] **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

- [x] **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 #: **Title:**
- [x] **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.

- [x] **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 #: 2 **Title: Property Layout/Location**
- [x] **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 #: 3 **Title: Soil Boring Locations**
- [ ] **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 #: **Title:**

BRRTS #: 02-15-554225 ACTIVITY NAME: Door Cnty Memorial Hosp

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 then 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 #: 1 **Title: Pesticide and Metal Analytical 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 #: **Title:**

☐ **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 #: 02-15-554225 ACTIVITY NAME: Door Cnty Memorial Hosp

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:

State of Wisconsin
Jim Doyle, Governor

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

March 24, 2010

Mr. Robert Scieszinski
Door County Memorial Hospital
323 18th Avenue
Sturgeon Bay, WI 54235

Re: Final Case Closure with Land Use Limitations or Conditions
Door County Memorial Hospital, 323 18th Avenue, Sturgeon Bay, WI 54235
DATCP Case No. 09504102201
WDNR BRRTS No. 02-15-554225

Dear Mr. Scieszinski:

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 provided, it appears 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.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the 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
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

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.

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. The Department may conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Remaining Residual Soil Contamination

Residual lead, arsenic, and organochlorine pesticide soil contamination remains on the property shown on Figures 2 and 3 of Robert E. Lee & Associates, Inc.'s (Robert E. Lee) GIS Registry Package. While the concentrations do not necessitate removal of the soil, they are high enough to require the site to be listed on the GIS Registry, unique disposal requirements if the soil is ever excavated, and implementation of a Cap Maintenance Plan to limit direct contact with the soil. The GIS Registry Package can be viewed at http://dnr.wi.gov/org/aw/rr/gis/index.htm. If residual contaminated soil is excavated in the future, 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 standards 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 to prevent a direct contact health threat to humans.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building foundation, and vegetative cover that currently exists in the location shown on the attached map shall be maintained in compliance with the attached maintenance plan in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on the property where the barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or Department of Agriculture, Trade and Consumer Protection: 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.

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 608-224-4515.

Sincerely,

Jason B. Lowery, P.G.
Hydrogeologist

Attachment: Cap Maintenance Plan

Copy to: John Peters, DATCP EES
Diane Hansen, WDNR Regional Assistant
Bruce Meissner, Robert E. Lee

Door County Memorial Hospital
Pervious Cap Maintenance Plan

February 10, 2010

Property Located at:
323 18th Avenue, Sturgeon Bay, Wisconsin 54245

DATCP Case No. 09504102201
WDNR BRRTS #02-15-554225

TAX Parcel # 281623500012

LEGAL DESCRIPTION:

NW ¼ of the NW ¼, Section 9, Township 27 North, Range 26 East, in the City of Sturgeon Bay, Wisconsin.

INTRODUCTION

This document is the Maintenance Plan for a pervious cap 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 pervious cap occupying the area over the contaminated soil on-site. The pervious cap consists of a combination of the site buildings, asphalt parking lots, and well maintained vegetative cover. The contaminated soil is impacted by lead, arsenic and organochlorine pesticides. The location of the pervious cap to be maintained in accordance with this Maintenance Plan, as well as the impacted soil are identified in the attached map (Attachment A).

PERVIOUS CAP PURPOSE

The pervious cap over the contaminated soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cap also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch. NR 140, Wisconsin Adminiatrative Code. Based on the current and future use of the property, the cap should function as intended unless disturbed.

ANNUAL INSPECTION

The pervious cap overlying the contaminated soil and as depicted in Attachment A will be inspected once a year, normally in the spring after all snow and ice is gone, for

deterioration, erosion and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner and is included as Attachment 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. The inspection log must be kept on site and made immediately available for review by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), its successor, and/or other state agency. A copy will not be submitted to DATCP annually unless directed to do so.

MAINTENANCE ACTIVITIES

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or they can include larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate person 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 pervious cap overlying the contaminated soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DATCP or its successor.

The property owner, in order to maintain the integrity of the pervious 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, DATCP, 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 DATCP.

Contact Information (as of Februry 2010):

Site Owner and Operator:

Door County Memorial Hospital
Atttn: Mr. Robert Scieszinski
323 18th Avenue
Sturgeon Bay, WI 54235
(920) 746-3636
email: Robert.Scieszinski@ministryhealth.org

Consultant:

Robert E. Lee & Associates, Inc.
Attn: Mr. Bruce Meissner
4664 Golden Pond Park Court
Hobart, WI 54155
(920) 662-9641
email: bmeissner@releeinc.com

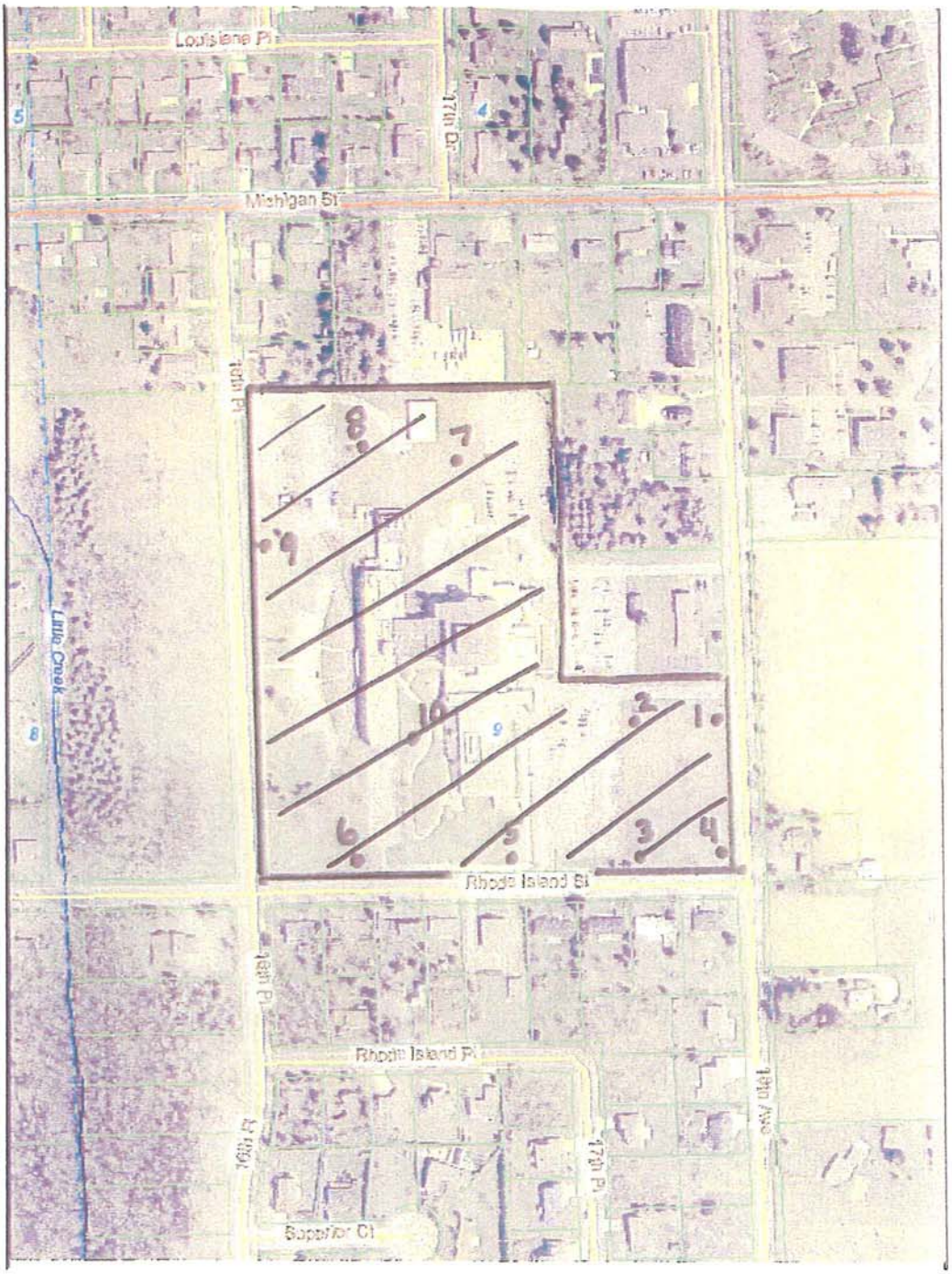
DATCP:

Mr. Jason Lowery
WI Dept. of Agriculture, Trade, & Consumer Protection
P.O. Office Box 8911
2811 Agriculture Drive
Madison, WI 53718
(608) 224-4515
email: Jason.Lowery@wisconsin.gov

A

ATTACHMENT A

SITE MAP



• = Soil boring location

▨ = Pervious Cap

Figure 3: Soil Boring Locations

B

ATTACHMENT B

CAP INSPECTION LOG

Attachment B
CAP INSPECTION LOG

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

DOCUMENT NO.

313856

VOL 142 PAGE 49

This Indenture, Made this 17 day of October A. D., 19 62, between Edwin M. Bullis and Leda N. Bullis, his wife

parties of the first part, and Door County Memorial Hospital Corporation

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Sturgeon Bay Wisconsin, party of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Door and State of Wisconsin, to-wit:

A tract of land being part of Subdivision Thirty five (35), Assessors Map of Sturgeon Bay, Sturgeon Bay, Wisconsin described as follows:

Starting at the Southeast corner of Subdivision Thirty five (35), thence North One Degree Nineteen Minutes West (N 1°19'W) along the east side of Subdivision Thirty five (35) a distance of Nine hundred seventy five and ninety three hundreths (975.93) feet; thence South Eighty nine Degrees Forty Minutes West (S89°40'W) a distance of Three hundred forty eight and fifty three hundreths (348.53) feet to an 1¼"x24" iron pipe, the place of beginning of the tract to be described; thence South Eighty nine Degrees Forty Minutes West (S89°40'W) a distance of Nine hundred eighty one and twenty five hundreths (981.25) feet to an 1" x 24" iron pipe located on the west line of Subdivision Thirty five (35); thence South One Degree Thirty Minutes East (S 1°30'E) along the west line of Subdivision Thirty five (35) a distance of Three hundred twenty five and fifteen (325.15) feet; thence North Eighty nine Degrees Forty Minutes

(Continued on reverse side)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said Edwin M. Bullis and Leda N. Bullis, his wife

for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever.

and that the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 17 day of October A. D., 19 62

Edwin M. Bullis (SEAL)
Edwin M. Bullis

Leda N. Bullis (SEAL)
Leda N. Bullis

(SEAL)

(SEAL)

SIGNED AND SEALED IN PRESENCE OF

Herbert W. Johnson

Ruth Fahey

STATE OF WISCONSIN,
County of Door

Personally came before me, this 17 day of October A. D., 19 62 the above named Edwin M. Bullis and Leda N. Bullis, his wife

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

Received for Record this day of A. D., 19 at o'clock M.

(SEAL)

Herbert W. Johnson

Register of Deeds

Notary Public, Door County, Wis.

Deputy Register of Deeds

My commission ~~expires~~ permanent, A. D., 19

This instrument was drafted by: Herbert W. Johnson

WARRANTY DEED - To Corporation

STATE OF WISCONSIN
FORM No. 4

Wisconsin Legal Blank Company
Milwaukee, Wisconsin 23140

East (N89°40'E) a distance of Nine hundred seventy eight and thirty three (978.33) feet to an 1¼" x 24" iron pipe; thence North One Degree Nineteen Minutes West (N 1°19'W) a distance of Three hundred twenty five and twenty seven hundreths (325.27) feet to the place of beginning. Said tract contains 7.3 acres.

No. 313856

Edwin M. Bullis and Leda N.

Bullis, his wife

to

Door County Memorial

Hospital Corporation

Warranty Deed

This document should be immediately placed on file to avoid trouble and inquiries.

This space reserved for Register of Deeds

REGISTER'S OFFICE
DOOR COUNTY, WIS.

Received for Record the 17 day of Nov A.D. 1962 at 4:50 o'clock M. and recorded in Vol 142 of Mortgages Page 44

By [signature] Register Deputy

Return to

Tract Indexed

4.40

1.50

Wisconsin Legal Blank Company
Milwaukee, Wisconsin

WARRANTY DEED—To Corporation. STATE OF WISCONSIN—FORM No. 4 VOL 142 PAGE 47

313855

Section 235.16, Wisconsin Statutes

This Indenture, Made this 17th day of October, A. D., 19 62,

between Hirum S. Roberts and Lucille H. Roberts, his wife

part ies of the first part, and

Door County Memorial Hospital Corporation, a Wis. Corp. a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Sturgeon Bay, Wisconsin, party of the second part,

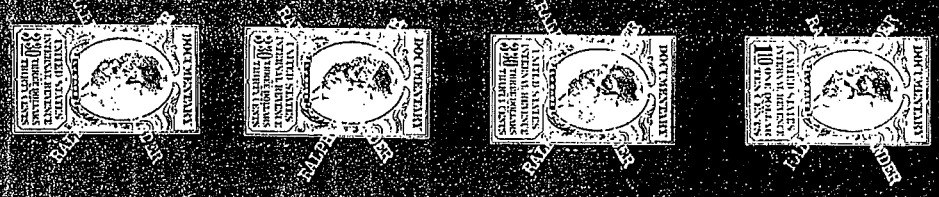
Witnesseth, That the said part ies of the first part, for and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, ha ve given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Door and State of Wisconsin, to-wit:

A tract of land being part of Subdivision Thirty five (35), Assessors Map of Sturgeon Bay, Sturgeon Bay, Wisconsin described as follows:

Beginning at the Southeast corner of Subdivision Thirty five (35) thence North One Degree Nineteen Minutes West (N 1° 19' W) along the East line of Subdivision Thirty five (35) a distance of Four Hundred and sixty two hundreths (400.62) feet; thence South Eighty nine Degrees Forty minutes West (S 89° 40' W) a distance of Thirty (30.00) feet to an 1¼" x 24" iron pipe; thence South Eighty nine Degrees Forty minutes West (S 89° 40' W) a distance of Three hundred eighteen and fifty three hundreths (318.53) feet to an 1¼" x 24" iron pipe; thence North one degree nineteen minutes West (N 1° 19' W) a distance of Two hundred fifty (250.00) feet to an 1¼" x 24" iron pipe; thence South Eighty nine Degrees Forty minutes West (S 89° 40' W) a distance of Nine hundred seventy eight and thirty three hundreths (978.33) feet to the west line of Subdivision Thirty five; thence South One degree Thirty minutes East (S 1° 30' E) a distance of Six hundred fifty and thirty hundreths (650.30) feet to the Southwest corner of Subdivision Thirty five (35); thence North Eighty nine Degrees Forty one minutes East (N 89° 41' E) along the south line of Subdivision Thirty five (35) a distance of One thousand three hundred twenty one (1,321.00) feet to the place of beginning. Said tract contains 17.7 acres.

Grantees agree to assume all 1962 taxes.



Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part ies of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

THIS INSTRUMENT DRAFTED BY
H. J. LEASUM, ATTORNEY AT LAW
STURGEON BAY, WIS.

NOTE—The names of the parties to this instrument and of the witnesses and notary must be printed or typewritten thereon to entitle it to be recorded. Section 59.51 (1) (f), Wisconsin Statutes.

(OVER)

And the said Hirum S. Roberts and Lucille H. Roberts, his wife

, party of the first part, for themselves, their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 17th day of October, A. D., 1962

SIGNED AND SEALED IN PRESENCE OF

H. I. Leasum

Carol Gordon

Hirum S. Roberts (SEAL)

Lucille H. Roberts (SEAL)

(SEAL)

(SEAL)

State of Wisconsin, Door County } ss.

Personally came before me, this 17th day of October, A. D., 1962 the above named Hirum S. Roberts and Lucille H. Roberts, his wife

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

Herman Leasum

Notary Public, Door County, Wis.

My commission ~~xxxxx~~ Permanent ~~xxxxx~~

No. 313855

Hirum S. Roberts and Lucille H. Roberts, his wife

to

Door County Memorial Hospital Corporation, a Wisconsin Corp.

Premises

Warranty Deed

This instrument should be immediately placed upon record to avoid future trouble and litigation.

REGISTER'S OFFICE, State of Wisconsin, Door County,

Received for Record this 17 day of Oct. A.D. 1962 at 4:42 o'clock P.M., and recorded in Vol. 142 of Deeds on page 47.

Register of Deeds

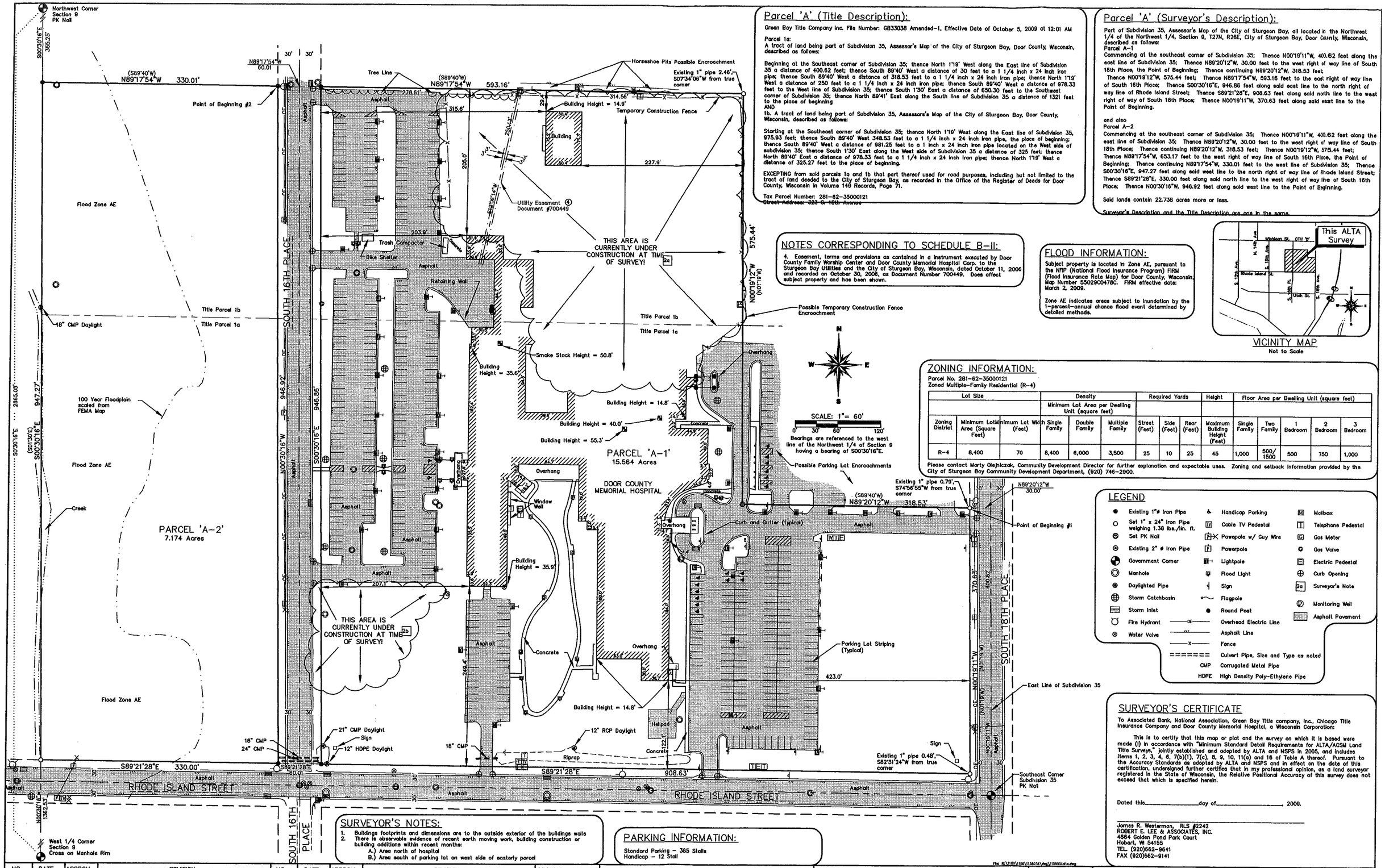
Deputy

Tract Indexed

11.00 pr

1.50 fee

FA 241 REV



Bearings are referenced to the west line of the Northwest 1/4 of Section 9 having a bearing of S00°30'16"E.

Parcel 'A' (Title Description):

Green Bay Title Company Inc. File Number: GB33038 Amended-1, Effective Date of October 5, 2009 at 12:01 AM

Parcel 1a:
A tract of land being part of Subdivision 35, Assessor's Map of the City of Sturgeon Bay, Door County, Wisconsin, described as follows:

Beginning at the Southeast corner of Subdivision 35; thence North 1°19' West along the East line of Subdivision 35 a distance of 400.62 feet; thence South 89°40' West a distance of 30 feet to a 1 1/4 inch x 24 inch iron pipe; thence South 89°40' West a distance of 318.53 feet to a 1 1/4 inch x 24 inch iron pipe; thence North 1°19' West a distance of 250 feet to a 1 1/4 inch x 24 inch iron pipe; thence South 89°40' West a distance of 978.33 feet to the West line of Subdivision 35; thence South 1°30' East a distance of 650.30 feet to the Southwest corner of Subdivision 35; thence North 89°41' East along the South line of Subdivision 35 a distance of 1321 feet to the place of beginning
AND
1b. A tract of land being part of Subdivision 35, Assessors's Map of the City of Sturgeon Bay, Door County, Wisconsin, described as follows:

Starting at the Southeast corner of Subdivision 35; thence North 1°19' West along the East line of Subdivision 35, 975.93 feet; thence South 89°40' West 348.53 feet to a 1 1/4 inch x 24 inch iron pipe, the place of beginning; thence South 89°40' West a distance of 981.25 feet to a 1 inch x 24 inch iron pipe located on the West side of subdivision 35; thence South 1°30' East along the West side of Subdivision 35 a distance of 325 feet; thence North 89°40' East a distance of 978.33 feet to a 1 1/4 inch x 24 inch iron pipe; thence North 1°19' West a distance of 325.27 feet to the place of beginning.

EXCEPTING from said parcels 1a and 1b that part thereof used for road purposes, including but not limited to the tract of land deeded to the City of Sturgeon Bay, as recorded in the Office of the Register of Deeds for Door County, Wisconsin in Volume 149 Records, Page 71.

Tax Parcel Number: 281-62-35000121
~~Street Address: 323 S. 18th Avenue~~

Parcel 'A' (Surveyor's Description):

Part of Subdivision 35, Assessor's Map of the City of Sturgeon Bay, all located in the Northwest 1/4 of the Northwest 1/4, Section 9, T27N, R26E, City of Sturgeon Bay, Door County, Wisconsin, described as follows:
Parcel A-1
Commencing at the southeast corner of Subdivision 35; Thence N00°19'11"W, 400.62 feet along the east line of Subdivision 35; Thence N89°20'12"W, 30.00 feet to the west right of way line of South 18th Place, the Point of Beginning; Thence continuing N89°20'12"W, 318.53 feet; Thence N00°19'12"W, 575.44 feet; Thence N89°17'54"W, 593.16 feet to the east right of way line of South 16th Place; Thence S00°30'16"E, 946.86 feet along said east line to the north right of way line of Rhode Island Street; Thence S89°21'28"E, 908.63 feet along said north line to the west right of way of South 18th Place; Thence N00°19'11"W, 370.63 feet along said west line to the Point of Beginning.

and also
Parcel A-2
Commencing at the southeast corner of Subdivision 35; Thence N00°19'11"W, 400.62 feet along the east line of Subdivision 35; Thence N89°20'12"W, 30.00 feet to the west right of way line of South 18th Place; Thence continuing N89°20'12"W, 318.53 feet; Thence N00°19'12"W, 575.44 feet; Thence N89°17'54"W, 653.17 feet to the west right of way line of South 16th Place, the Point of Beginning; Thence continuing N89°17'54"W, 330.01 feet to the west line of Subdivision 35; Thence S00°30'16"E, 947.27 feet along said west line to the north right of way line of Rhode Island Street; Thence S89°21'28"E, 330.00 feet along said north line to the west right of way line of South 16th Place; Thence N00°30'16"W, 946.92 feet along said west line to the Point of Beginning.

Said lands contain 22.738 acres more or less.

Surveyor's Description and the Title Description are one in the same.

NOTES CORRESPONDING TO SCHEDULE B-II:

4. Easement, terms and provisions as contained in a instrument executed by Door County Family Worship Center and Door County Memorial Hospital Corp. to the Sturgeon Bay Utilities and the City of Sturgeon Bay, Wisconsin, dated October 11, 2006 and recorded on October 30, 2006, as Document Number 700449. Does affect subject property and has been shown.

FLOOD INFORMATION:

Subject property is located in Zone AE, pursuant to the NFIP (National Flood Insurance Program) FIRM (Flood Insurance Rate Map) for Door County, Wisconsin, Map Number 55029C0475D. FIRM effective date: March 2, 2009.

Zone AE indicates areas subject to inundation by the 1-percent-annual chance flood event determined by detailed methods.

VICINITY MAP
Not to Scale

ZONING INFORMATION:

Parcel No. 281-62-35000121
Zoned Multiple-Family Residential (R-4)

Lot Size			Density			Required Yards			Height	Floor Area per Dwelling Unit (square feet)				
			Minimum Lot Area per Dwelling Unit (square feet)											
Zoning District	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Single Family	Double Family	Multiple Family	Street (Feet)	Side (Feet)	Rear (Feet)	Maximum Building Height (Feet)	Single Family	Two Family	1 Bedroom	2 Bedroom	3 Bedroom
R-4	8,400	70	8,400	6,000	3,500	25	10	25	45	1,000	500/ 1500	500	750	1,000

Please contact Marty Olejniczak, Community Development Director for further explanation and expectable uses. Zoning and setback information provided by the City of Sturgeon Bay Community Development Department, (920) 746-2900.

LEGEND

Existing 1"ø Iron Pipe	Handicap Parking	Mailbox
Set 1" x 24" Iron Pipe weighing 1.38 lbs./lin. ft.	Cable TV Pedestal	Telephone Pedestal
Set PK Nail	Powerpole w/ Guy Wire	Gas Meter
Existing 2" ø Iron Pipe	Powerpole	Gas Valve
Government Corner	Lightpole	Electric Pedestal
Manhole	Flood Light	Curb Opening
Daylighted Pipe	Sign	Surveyor's Note
Storm Catchbasin	Flagpole	Monitoring Well
Storm Inlet	Round Post	Asphalt Pavement
Fire Hydrant	Overhead Electric Line	
Water Valve	Asphalt Line	
	Fence	
	Culvert Pipe, Size and Type as noted	
	CMP Corrugated Metal Pipe	
	HDPE High Density Poly-Ethylene Pipe	

SURVEYOR'S CERTIFICATE

To Associated Bank, National Association, Green Bay Title company, Inc., Chicago Title Insurance Company and Door County Memorial Hospital, a Wisconsin Corporation:

This is to certify that this map or plat and the survey on which it is based were made (I) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(b)(1), 7(c), 8, 9, 10, 11(a) and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

Dated this_____day of_____ 2009.

James R. Westerman, RLS #2242
ROBERT E. LEE & ASSOCIATES, INC.
4664 Golden Pond Park Court
Hobart, WI 54155
TEL. (920)662-9641
FAX (920)662-9141

SURVEYOR'S NOTES:

1. Buildings footprints and dimensions are to the outside exterior of the buildings walls
2. There is observable evidence of recent earth moving work, building construction or building additions within recent months:
   A.) Area north of hospital
   B.) Area south of parking lot on west side of easterly parcel

PARKING INFORMATION:

Standard Parking - 385 Stalls
Handicap - 12 Stall

File: R:\1100\1156\1156034\dwg\1156034alta.dwg

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN Troy Hewitt
CHECKED Jim Westerman

ALTA/ ACSM LAND TITLE SURVEY
DOOR COUNTY MEMORIAL HOSPITAL

PREPARED FOR: **ASSOCIATED BANK N.A.**

DATE 10/15/09
FILE 1156034ALTA.DWG
JOB NO. 1156034

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4664 GOLDEN POND PARK COURT
ONEIDA, WI 54155 PHONE: (920) 662-9641
INTERNET: www.releeinc.com FAX: (920) 662-9141

SHEET NO. 1

STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by Chapter NR 726.05(g), Wisconsin Administrative Code, I am providing this signed statement that to the best of my knowledge the legal description described on the enclosed property deed is complete and accurate for the Door County Memorial Hospital, 323 18th Avenue, Sturgeon Bay, Wisconsin, DATCP Case No. # 09504102201.

Robert C. Sc

Signature

2-17-2010

Date

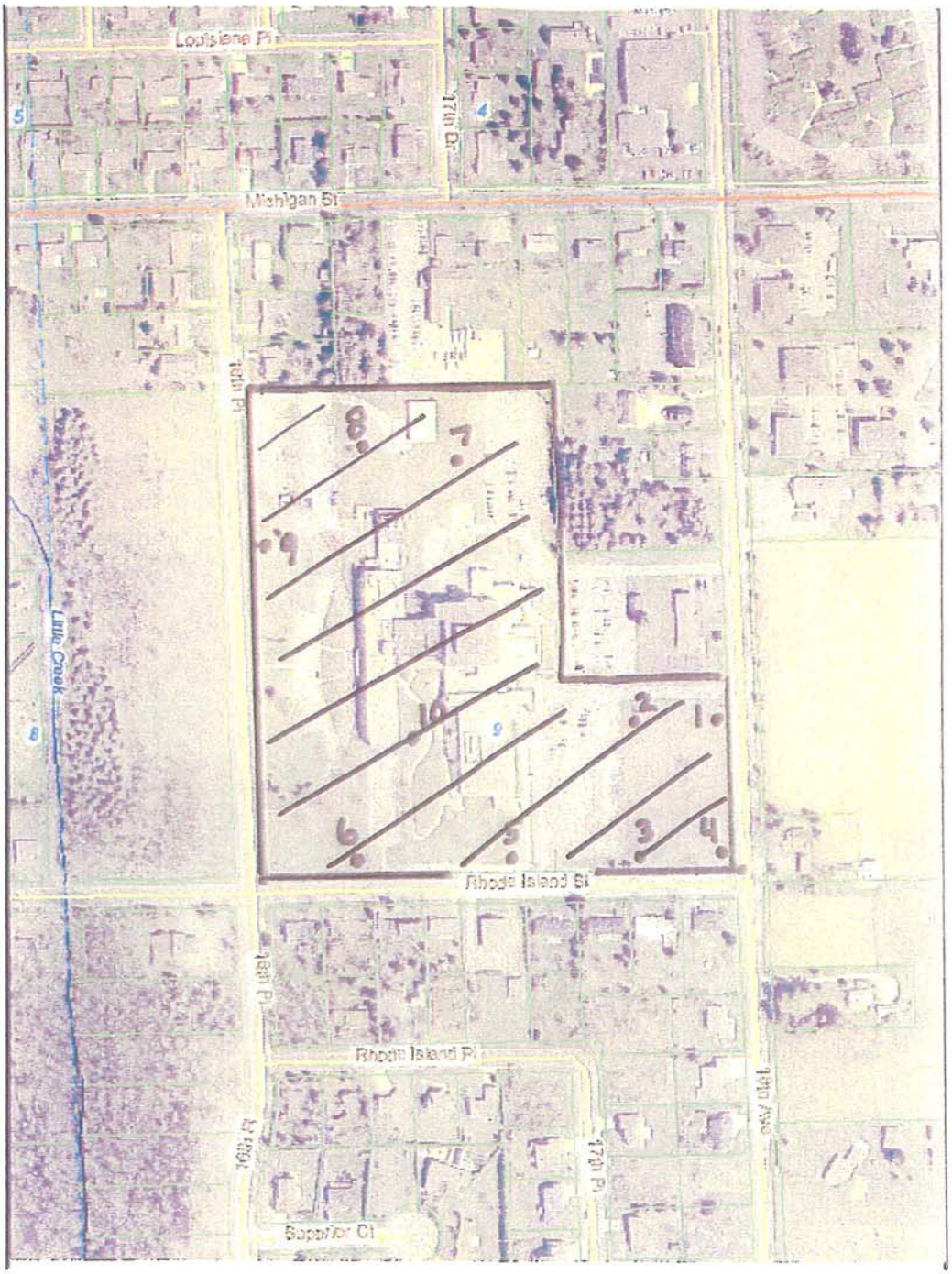
Robert C. Scleszinski

Name

Vice President

Title

Figure 2: Property Layout / Location



• = Soil boring location

▨ = Pervious Cap

Figure 3: Soil Boring Locations

DOOR COUNTY MEMORIAL HOSPITAL
BRRTS # 02-15-554225
DATCP CASE NO. 09504102201

TABLE 1: PESTICIDE AND METAL ANALYTICAL RESULTS

Parameter	NR 720 Standard	HA-1 6"-12"	HA-2 6"-12"	HA-3 6"-12"	HA-4 0-6"	HA-4 6"-12"	HA-5 0-6"
Metals (ppm)							
Arsenic	0.039	**32**	**2.5**	**7.4**	**2.5**	**2.9**	**12.9**
Lead	50	**104**	4.9	20.2	8.9	5.9	43.9
Pesticides (ppb)							
Aldrin		NA	<0.48	NA	NA	NA	NA
Alpha-BHC		NA	<0.87	NA	NA	NA	NA
Beta-BHC		NA	<1.2	NA	NA	NA	NA
Delta-BHC		NA	<0.68	NA	NA	NA	NA
Gamma-BHC		NA	<0.5	NA	NA	NA	NA
Chlordane		NA	<13.6	NA	NA	NA	NA
Alpha-Chlordane		NA	<0.67	NA	NA	NA	NA
Gamma-Chlordane		NA	<0.61	NA	NA	NA	NA
4,4'-DDD		NA	<1.6	NA	NA	NA	NA
4,4'-DDE		NA	3.1 J	NA	NA	NA	NA
4,4'-DDT		NA	<1.6	NA	NA	NA	NA
Dieldrin		NA	1.6 J	NA	NA	NA	NA
Endosulfan I		NA	<0.47	NA	NA	NA	NA
Endosulfan II		NA	<1.3	NA	NA	NA	NA
Endosulfan Sulfate		NA	<0.89	NA	NA	NA	NA
Endrin		NA	<1.0	NA	NA	NA	NA
Endrin Aldehyde		NA	<2.3	NA	NA	NA	NA
Endrin keytone		NA	<1.4	NA	NA	NA	NA
Heptachlor		NA	<0.57	NA	NA	NA	NA
Heptachlor Epoxide		NA	<0.48	NA	NA	NA	NA
Methoxychlor		NA	<5.4	NA	NA	NA	NA
Toxaphene		NA	<24.2	NA	NA	NA	NA

Parameter	NR 720 Standard	HA-5 6"-12"	HA-6 6"-12"	HA-7 6"-12"	HA-8 6"-12"	HA-9 6"-12"	HA-10 6"-12"
Metals (ppm)							
Arsenic	0.039	**7.2**	**4.1**	**13.0**	**4.0**	**5.6**	**11.1**
Lead	50	20.2	8.7	42.5	10.6	23.9	41.8
Pesticides (ppb)							
Aldrin		NA	NA	0.67 J	NA	NA	1.2 J
Alpha-BHC		NA	NA	<0.91	NA	NA	<0.89
Beta-BHC		NA	NA	<1.3	NA	NA	<1.2
Delta-BHC		NA	NA	<0.70	NA	NA	<0.69
Gamma-BHC		NA	NA	<0.52	NA	NA	<0.51
Chlordane		NA	NA	14.7 J	NA	NA	<13.9
Alpha-Chlordane		NA	NA	<0.69	NA	NA	<0.68
Gamma-Chlordane		NA	NA	<0.63	NA	NA	<0.62
4,4'-DDD		NA	NA	4.3	NA	NA	5.3
4,4'-DDE		NA	NA	52.4	NA	NA	161
4,4'-DDT		NA	NA	10.6	NA	NA	39.7
Dieldrin		NA	NA	23.9	NA	NA	50.5
Endosulfan I		NA	NA	<0.49	NA	NA	<0.48
Endosulfan II		NA	NA	<1.4	NA	NA	<1.4
Endosulfan Sulfate		NA	NA	<0.92	NA	NA	<0.9
Endrin		NA	NA	<1.1	NA	NA	<1.1
Endrin Aldehyde		NA	NA	<2.4	NA	NA	<2.4
Endrin keytone		NA	NA	5.9	NA	NA	1.7 J
Heptachlor		NA	NA	<0.59	NA	NA	<0.58
Heptachlor Epoxide		NA	NA	<0.5	NA	NA	<0.49
Methoxychlor		NA	NA	<5.5	NA	NA	<5.4
Toxaphene		NA	NA	80.5 J	NA	NA	35.3 J

Bold = NR 720 Soil Standard Exceedance.
NA = Not analyzed.