

GIS REGISTRY INFORMATION

SITE NAME:	PETERSON BUILDERS - STIFF LEG DOCK		
BRRTS #:	03-15-101348	FID # (if appropriate):	
COMMERCE # (if appropriate):			
CLOSURE DATE:	02/10/2005		
STREET ADDRESS:	101 PENNSYLVANIA STREET		
CITY:	STURGEON BAY		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	727465	Y= 487410
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
IF YES, STREET ADDRESS 1:	_____		
GPS COORDINATES (meters in WTM91 projection):	X=	Y= _____	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
IF YES, STREET ADDRESS 1:	_____		
GPS COORDINATES (meters in WTM91 projection):	X=	Y= _____	
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
DOCUMENTS NEEDED:			
Closure Letter, and any conditional closure letter issued	X		
Copy of most recent deed, including legal description, for all affected properties	X		
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	X		
County Parcel ID number, if used for county, for all affected properties	X		
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	X		
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	X		
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	NA		
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X		
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	NA		
GW: Table of water level elevations, with sampling dates, and free product noted if present	NA		
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	NA		
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X		
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	NA		
RP certified statement that legal descriptions are complete and accurate	X		
Copies of off-source notification letters (if applicable)	NA		
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	NA		
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	NA		



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Mary P. Burke, Secretary

February 10, 2005

Ms. Sandy Orsted
Peterson Development LLC
41 N. 3rd Avenue
Sturgeon Bay, WI 54235

RE: **Final Closure**

Commerce # 54235-2553-01 B WDNR BRRTS # 03-15-101348
Peterson Builders, 101 Pennsylvania Street, Sturgeon Bay

Dear Ms. Orsted:

The Wisconsin Department of Commerce (Commerce) has received the item required as the condition for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

A handwritten signature in cursive script that reads "Beth A. Erdman".

Beth A. Erdman
Hydrogeologist
Site Review Section

cc: James Bannantine-Arcadis G & M, Inc.
Case File



May 16, 2003

Ms. Sandy Orsted
Peterson Development LLC
41 N. 3rd Avenue
Sturgeon Bay, WI 54235

RE: Conditional Case Closure

Commerce # 54235-2553-01B WDNR BRRTS # 03-15-101348
Peterson Builders-Stiff Leg Dock, 101 Pennsylvania Street, Sturgeon Bay

Dear Ms. Orsted:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, ARCADIS G & M, Inc., for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Documentation (WDNR Abandonment Form 3300-5B) of abandonment of groundwater monitoring well MW-1.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

A handwritten signature in cursive script that reads "Beth A. Erdman".

Beth A. Erdman
Hydrogeologist
Site Review Section

cc: Dawn Gabardi-ARCADIS G & M, Inc.
Case File

583189

VOL 672 PAGE 955

Document Number

WARRANTY DEED

RECEIVED FOR RECORD
REGISTER OF DEEDS
DOOR COUNTY

'98 NOV 25 AM 9 42

Marilyn Jaden

Tract Indexed

THIS DEED made between Peterson Builders, Inc., a Wisconsin corporation, successor by merger to Peterson Interests, Inc., a Wisconsin corporation, Grantor, and Peterson Development, LLC, a Wisconsin limited liability company, Grantee.

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

Parcel I:

DESCRIBED PURSUANT TO A SURVEY BY JOSEPH SCHROEDL OF BAUDHUIN INCORPORATED DATED OCTOBER 20, 1995 AS FOLLOWS:

A tract of land being all of Blocks 1 and 8, Plat of the Town of Graham, that portion of Main Street, that portion of Cromwell Street, and that portion of Subdivision 32 and that portion of Subdivision 32½, according to the Assessor's Map of the City of Sturgeon Bay, Door County, Wisconsin more particularly described as follows:

(Continued on attached Exhibit "A" . . .)

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in 1998, and additional exceptions on Exhibit "B", and will warrant and defend the same.

Dated as of the 1st day of November, 1998.

PETERSON BUILDERS, INC.

By: *E. L. Peterson*
Ellsworth L. Peterson, President

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19__.

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Mark A. Jinkins
Sturgeon Bay, Wisconsin 54235

Recording Area

Name and Return Address
Attorney Mark A. Jinkins
454 Kentucky St., P.O. Box 89
Sturgeon Bay, WI 54235-0089

24,714.90
26.00

TRANSFER FEE \$24,714.90
WHZ W-7

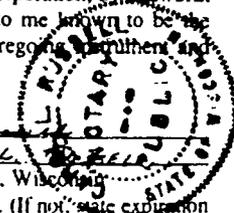
ACKNOWLEDGMENT

STATE OF WISCONSIN

DOOR COUNTY

Personally came before me this 17th day of November, 1998, the above named Peterson Builders, Inc., a Wisconsin corporation, by Ellsworth L. Peterson, its President, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Print Name: *Carol E. Jinkins*
Notary Public, Door County, Wisconsin
My commission is permanent. (If not, state expiration date: *January 12, 1999*)



**EXHIBIT "A" TO WARRANTY DEED
PETERSON BUILDERS, INC. , as Grantor
and PETERSON DEVELOPMENT, LLC, as Grantee**

Commencing at the northernmost corner of said Block 8, Plat of the Town of Graham, said point also being the southernmost corner of the intersection of Pennsylvania Street and South 3rd Avenue, said point also being the point of beginning of lands to be described; thence South 32-51-40 E — 605.88 feet along the southwesterly right-of-way line of South 3rd Avenue, thence continuing along said right-of-way line S 51-25-10 E — 4.59 feet, thence leaving said right-of-way line S 38-34-50 W — 210.00 feet to a point N 38-34-50 E — 7 +/- feet from the highwater line of Sturgeon Bay, thence along a meander line as follows: N 52-00-00 W — 150.00 feet, thence S 64-00-00 W — 300.00 feet; thence N 74-00-00 W — 250.00 feet, thence S 17-47-30 W — 128.34 feet, thence N 41-00-00 W — 400.00 feet to a point N 57-21-40 E — 8 +/- feet from the highwater line of Sturgeon Bay, thence leaving said meander line N 57-21-40 E — 865.00 feet along the southeasterly right-of-way line of Pennsylvania Street to the point of beginning.

Said tract contains 10.6 +/- acres, including all riparian rights. Also including all lands lying between aforesaid meander line and the highwater line of Sturgeon Bay. Subject to all easements of record.

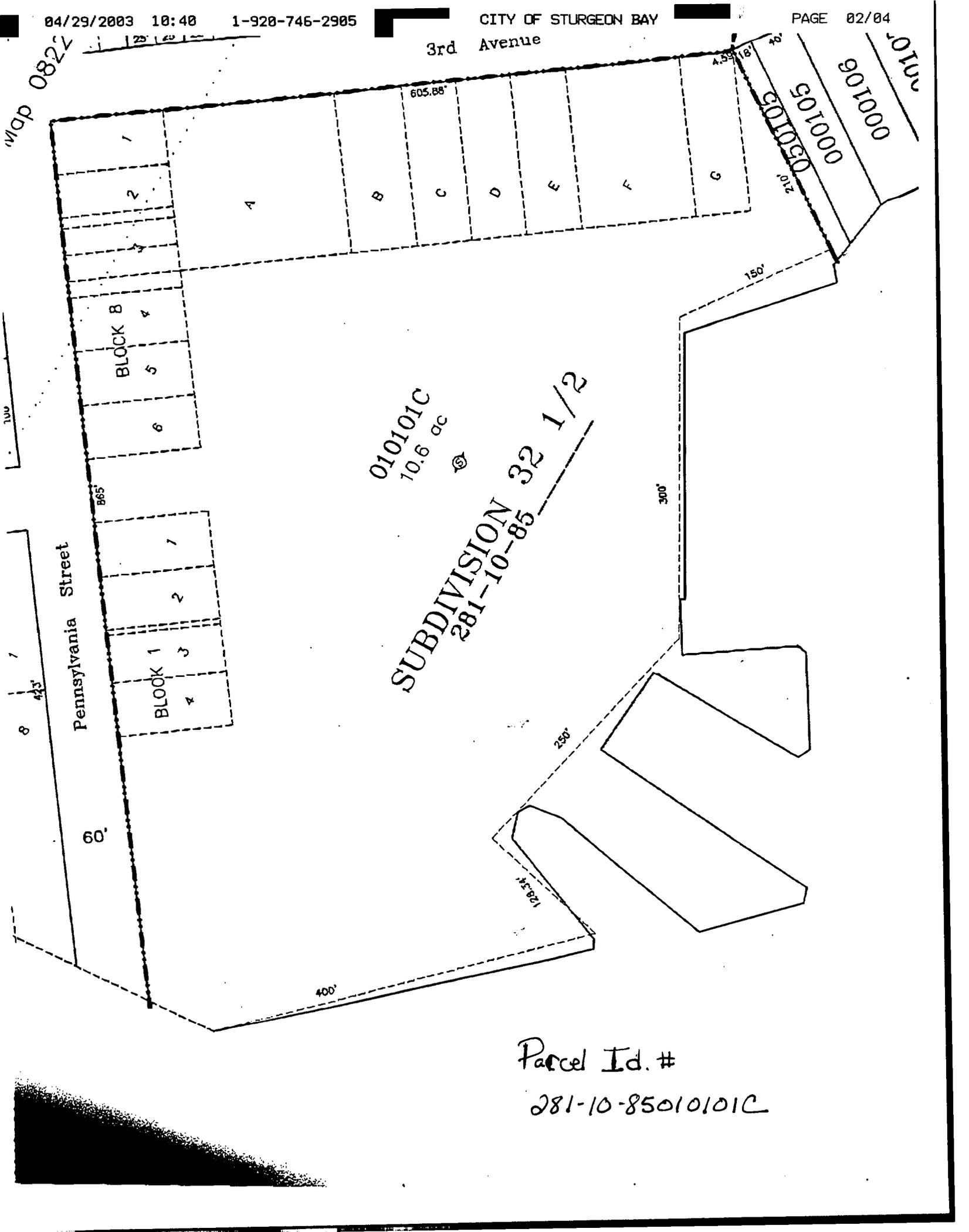
(Tax Parcel No.: 281-10-85010101C)

**EXHIBIT "B" TO WARRANTY DEED
PETERSON BUILDERS, INC. , as Grantor
and PETERSON DEVELOPMENT, LLC, as Grantee**

1. Title to artificially filled in lands, submerged lands, or lands below the ordinary highwater mark of Sturgeon Bay and the nature and extent of riparian rights, if any, appurtenant to the premises.
2. Title to and rights of the public in any portion of the premises lying within the limits of public roads and public rights of way.
3. Rights of the municipality and others to continue to maintain utility installations within any portion of the premises which is vacated street or alley.
4. Sewer Easement granted to the City of Sturgeon Bay by instrument recorded in Vol. 18 of Miscellaneous Records at Page 347, affecting Parcel I.
5. Sewer Easement granted to the City of Sturgeon Bay by instrument recorded in Vol. 18 of Miscellaneous Records at Page 323, affecting Parcels I and II.
6. Sewer and Water Easement granted to the City of Sturgeon Bay by instrument recorded in Vol. 198 of Records at Page 480, affecting Parcels I and II.
7. Extinction of right of access between Parcel IX and Highway 42 contained in Award of Damages recorded in Volume 286 of Records at Page 201; in Warranty Deed recorded in Volume 283 of Records at Page 286, and in Deed recorded in Volume 312 of Records at Page 469.
8. Restrictions affecting Parcel IX contained in Deed recorded in Volume 312 of Records at Page 469.
9. Encroachments onto the parcels described above or of the improvements on the parcels described above onto adjacent parcels including streets as shown on the surveys prepared by Baudhuin Incorporated dated October 20, 1995.
10. Leases and the rights of any tenant to use or purchase thereunder.

3rd Avenue

Map 0822



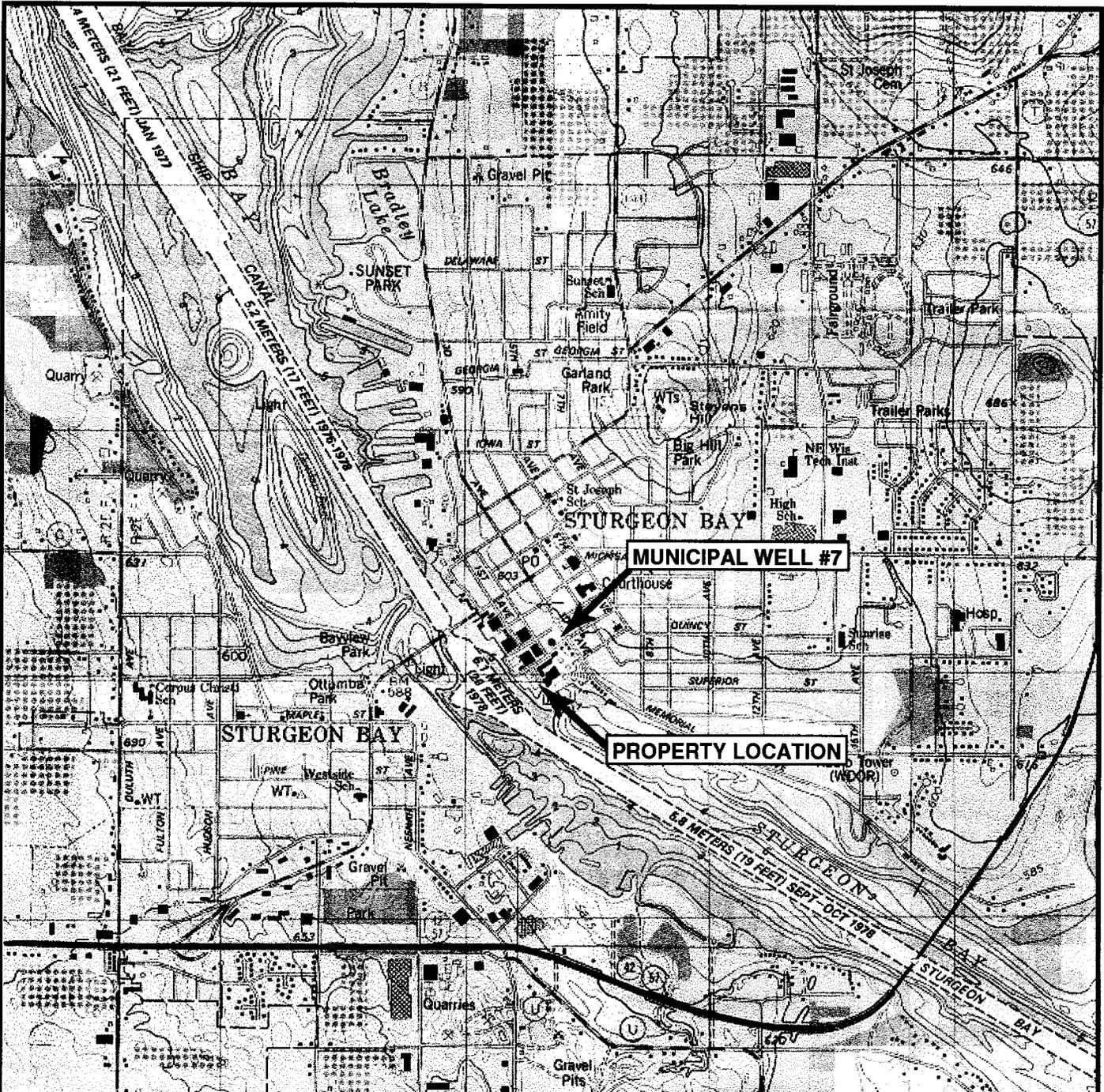
010101C
10.6 ac

SUBDIVISION 32 1/2
281-10-85

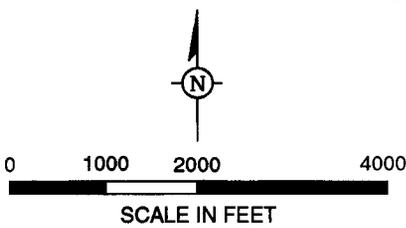
Parcel Id. #

281-10-85010101C

DRAFTER: ELS:LMB
 APPROVED:
 CHECKED: DG
 GRAPHICS
 FILE NO.: PROPERTY_LOC_2.AI
 SHIPYARD
 PN: PETRSNDEVW10982
 DWG DATE: 13FEB03



SOURCE: Composite of USGS 7.5 Minute Topographic Maps, STURGEON BAY EAST and WEST, WISCONSIN Quadrangles, 1981



PROPERTY LOCATION MAP

FIGURE



STIFF LEG DOCK
 FORMER PETERSON BUILDERS, INC. SHIPYARD
 STURGEON BAY, WISCONSIN

1

ARCADIS

Table 1. Summary of Soil VOC and Lead Analytical Results, Stiff Leg Dock, Former PBI Shipyard, Sturgeon Bay, Wisconsin.

Boring	NR 746	NR 746	NR 720	NR 720	SB-27 2-4' (M) 9/1/95	DM-6 2-4' 10/20/95	DM-7 2-7' (M) 10/20/95	DM-8		DM-9 2-4' (M) 10/20/95
	Table 1	Table 2	Industrial	Non-industrial				2-4'	4-6' (M)	
Sample Depth	Table 1	Direct	Direct	Direct						
Sample Date	SSL	Contact SSL	Contact RCL	Contact RCL						
VOCs										
Benzene	8,500	1,100	NE	NE	337	<5	<5	<5	<5	<5
sec-Butylbenzene	NE	NE	NE	NE	NA	28	NA	<5	NA	NA
Ethylbenzene	4,600	NE	NE	NE	688	8	NA	<5	NA	NA
Isopropylbenzene	NE	NE	NE	NE	NA	9.5	NA	<5	NA	NA
p-Isopropyltoluene	NE	NE	NE	NE	NA	16	NA	<5	NA	NA
Methylene chloride	NE	NE	NE	NE	NA	82 L	NA	93 L	NA	NA
Methyl tert-butyl ether	NE	NE	NE	NE	NA	<5	NA	<5	NA	NA
Naphthalene	2,700	NE	NE	NE	3,910	170	NA	<5	NA	NA
n-Propylbenzene	NE	NE	NE	NE	NA	45	NA	<5	NA	NA
Toluene	38,000	NE	NE	NE	<5	<5	NA	<5	NA	NA
1,2,4-Trimethylbenzenes	83,000	NE	NE	NE	2,160	610	NA	<5	NA	NA
1,3,5-Trimethylbenzenes	11,000	NE	NE	NE	457	170	NA	<5	NA	NA
Total Xylenes	42,000	NE	NE	NE	543	37	NA	<15	NA	NA
Lead (mg/kg)	NE	NE	500	50	6.2	NA	NA	NA	NA	NA

Results reported in micrograms per kilogram (µg/kg) unless otherwise noted.

100 Concentration exceeds the NR 746 Table 1 SSL.

L Common lab solvent and contaminant.

(M) VOC result from mobile laboratory field GC, no fixed laboratory sample submitted for full VOC analysis. Lead result from fixed laboratory.

mg/kg Milligrams per kilogram.

NA Sample not analyzed for this parameter.

NE Not established.

RCL Residual contaminant level.

SSL Soil screening level.

VOCs Volatile organic compounds.

ARCADIS

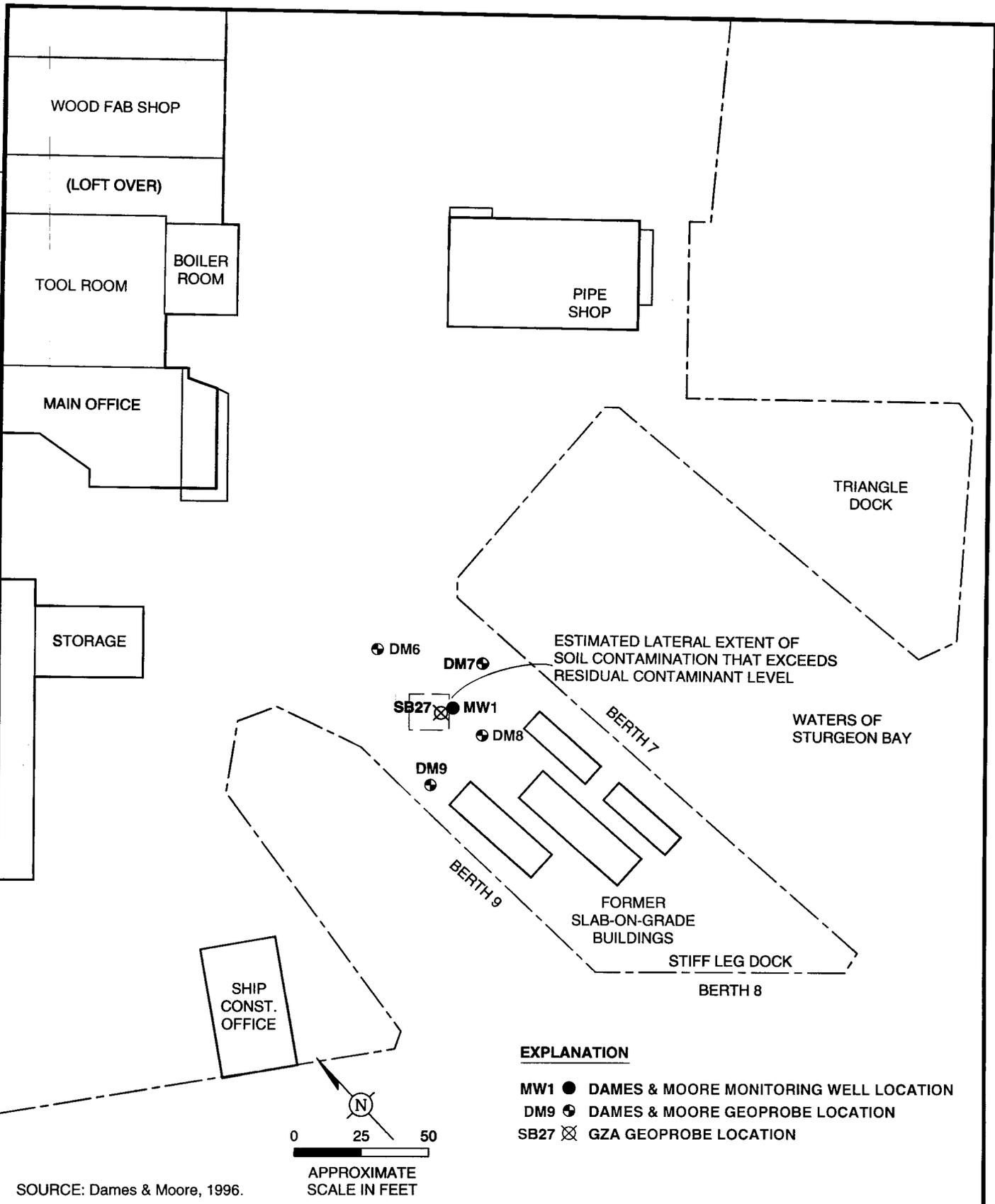
Table 2. Summary of Soil PAH Analytical Results, Stiff Leg Dock, Former PBI Shipyard, Sturgeon Bay, Wisconsin.

Boring Sample Depth Sample Date	Proposed Industrial Direct Contact RCL	Proposed Non-industrial Direct Contact RCL	Proposed Groundwater Pathway RCL	SB-27 2-4' 9/1/95
Acenaphthene	60,000	900	38	<2.6
Acenaphthylene	360	18	0.7	<2.6
Anthracene	300,000	5,000	3,000	<2.6
Benzo(a)anthracene	3.9	0.088	17	<2.6
Benzo(a)pyrene	0.39	0.0088	48	<2.6
Benzo(b)fluoranthene	3.9	0.088	360	<2.6
Benzo(g,h,i)perylene	39	1.8	6,800	<2.6
Benzo(k)fluoranthene	39	0.88	870	<2.6
Chrysene	390	8.8	37	<2.6
Dibenzo(a,h)anthracene	0.39	0.0088	38	<2.6
Fluoranthene	40,000	600	500	<2.6
Fluorene	40,000	600	100	<2.6
Indeno(1,2,3-cd)pyrene	3.9	0.088	680	<2.6
Naphthalene	110	20	0.4	<2.6
Phenanthrene	390	18	1.8	<2.6
Pyrene	30,000	500	8,700	<2.6

Results reported in milligrams per kilogram (mg/kg).

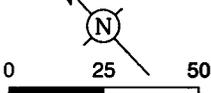
- NA Sample not analyzed for this parameter.
- PAH Polycyclic aromatic hydrocarbons.
- Q Result is between the limit of detection and the limit of quantitation.
- RCL Residual contaminant level.

DWG DATE: 30APR03 | PN: PETRSNDEVV10982/SHIPYARD | FILE NO.: GRAPHICS | DRAWING: STIFF_LEG_DOCK_A.A1 | CHECKED: DG | APPROVED | DRAFTER: ELP/LMB



EXPLANATION

- MW1 ● DAMES & MOORE MONITORING WELL LOCATION
- DM9 ⊕ DAMES & MOORE GEOPROBE LOCATION
- SB27 ⊗ GZA GEOPROBE LOCATION



SOURCE: Dames & Moore, 1996.



**MONITORING WELL AND
SOIL BORING LOCATIONS**

 STIFF LEG DOCK
 FORMER PETERSON BUILDERS, INC. SHIPYARD
 STURGEON BAY, WISCONSIN

FIGURE

3

PETERSON DEVELOPMENT, LLC

41 NORTH THIRD AVENUE STURGEON BAY, WISCONSIN 54235
PHONE: (920) 743-5574 FAX: (920) 743-6089

orsteds@pbinc.com
(920) 743-5574 ext128
fax: (920) 743-6089

April 3, 2003

Jim Bannantine
ARCADIS Geraghty & Miller
125 North Jefferson Street
Suite 400
Milwaukee, WI 53202

Subject: GIS Registry for Stiff Leg Dock

Dear Jim:

This is to provide information for the GIS registry as required for closure of the stiff leg dock project.

The most recent deed affecting the property where the stiff leg dock is located involved the transfer of 21 separate properties from Peterson Builders, Inc. to Peterson Development LLC as part of a restructuring of the company in 1998. Parcel I on that deed is the legal description required for the GIS registry.

The enclosed document provides all sections of the deed relevant to Parcel I but does not include several additional pages of legal descriptions for properties unrelated to the closure request. We are providing the information in this manner to avoid any confusion over the correct parcel for the registry.

Also enclosed is the GIS registry fee of \$200 payable to the Wisconsin Department of Commerce. The tax parcel number is 281-10-85010101C R.

PETERSON DEVELOPMENT LLC



Sandy Orsted
Vice President