

GIS REGISTRY INFORMATION

SITE NAME:	FAST FREDDYS (FORMER)		
BRRTS #:	03-15-185443	FID # (if appropriate):	
COMMERCE # (if appropriate):	54202-9248-98		
CLOSURE DATE:	06/08/2005		
STREET ADDRESS:	7998 HIGHWAY 57		
CITY:	BAILEYS HARBOR		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	746389	Y= 513607
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/>	Soil <input type="checkbox"/>	Both <input checked="" 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 checked="" type="checkbox"/> Yes	<input 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)	X		
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	X		
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	X		
GW: Table of water level elevations, with sampling dates, and free product noted if present	X		
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	X		
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	X		
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)	X		
RP certified statement that legal descriptions are complete and accurate	X		
Copies of off-source notification letters (if applicable)	NA		
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	X		
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	X		



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Northeast Region Headquarters
2984 Shawano Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-662-5100
FAX 920-662-5413
TTY Access via relay - 711

June 8, 2005

Mr. Frederick Nelson
P.O. Box 87
Baileys Harbor, WI 54202-0087

SUBJECT: Final Case Closure by Closure Committee with Conditions Met
Fast Freddies – Former, 7998 Highway 57, Baileys Harbor, Wisconsin
WDNR BRRTS #: 03-15-185443

Dear Mr. Nelson:

On June 24, 2003, the Northeast Region Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On July 3, 2003, you were notified that the Closure Committee had granted conditional closure to this case.

On June 6, 2005, the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time. Furthermore, the NR 140.28 PAL exemption described in the conditional closure letter dated July 3, 2003 is now in effect.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/tr/gis/index.htm>. If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

If there is equipment purchased with PECFA funds remaining at the site, contact the Commerce PECFA Program to determine the method for salvaging the equipment.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 920-662-5443.

Sincerely,



Kristin DuFresne
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Nicole LaPlant, Northern Environmental – Electronic
Kathy Ferrell, Baileys Harbor Fast Stop
7998 State Highway 57, Baileys Harbor, WI 54202



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Peshigo Service Center
101 N. Odgen Rd.
PO Box 208
Peshigo, Wisconsin 54157
Telephone 715-582-5048
FAX 715-582-5005

July 3, 2003

FREDERICK NELSON
PO BOX 87
BAILEYS HARBOR WI 54202-0087

Subject: Conditional Case Closure with NR 140 Exemption,
Deed Restriction, and Performance Standard
Former Fast Freddies
7998 HWY 57, Baileys Harbor, Wisconsin – Door County
WDNR BRRTS # 03-15-185443

Dear Mr. Nelson:

On June 24, 2003, your request for closure of the case described above was reviewed by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the committee has determined that the petroleum contamination on the site from the former underground storage tank system appears to have been investigated and remediated to the extent practicable under site conditions. Your case meets the screening criteria of s. NR 746.07 or s. NR 746.08, Wis. Adm. Code, and the requirements of ch. NR 726, Wis. Adm. Code and will be closed if the following conditions are satisfied:

1) MONITORING WELL ABANDONMENT

The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Cathy Rodda on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources if requested.

2) WASTE AND SOIL PILE REMOVAL

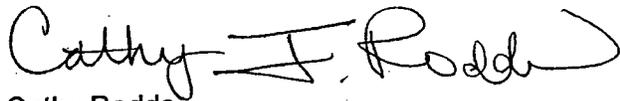
Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

3) DEED RESTRICTION AND PERFORMANCE STANDARD

To close this site, the Department requires a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the

We appreciate your efforts to restore the environment at this site. If you have any questions regarding your requirements for case closure, please contact me at 715-582-5048.

Sincerely,

A handwritten signature in black ink that reads "Cathy I. Rodda". The signature is fluid and cursive, with the first name "Cathy" being the most prominent.

Cathy Rodda
Hydrogeologist
Remediation & Redevelopment Program

Enclosure

cc: Bill Phelps – DG/2 (electronic copy only)
Nicole LaPlant – Northern Environmental, 954 Circle Dr., Green Bay, WI 54304
File

LAND CONTRACT

Individual and Corporate
(TO BE USED FOR ALL TRANSACTIONS WHERE OVER
\$25,000 IS FINANCED AND IN OTHER NON-CONSUMER
ACT TRANSACTIONS)

Document Number

DOC#: 653222



Recorded
JULY 21, 2003 AT 01:46PM

MARILYN JADIN
REGISTER OF DEEDS
DOOR COUNTY, WI

Fee Amount: \$13.00
Transfer Fee: \$1125.00

Tract Indexed

CONTRACT, by and between KATHRYN L. FERRELL, a single woman

("Vendor", whether one or more) and CAMERON S. ISAACSON and
BARBARA ISAACSON, husband and wife

("Purchaser", whether one or more). Vendor sells and agrees to convey to
Purchaser, upon the prompt and full performance of this contract by Purchaser,
the following property, together with the rents, profits, fixtures and other
appurtenant interests (all called the "Property"), in DOOR
County, State of Wisconsin:

Recording Area

Name and Return Address
REYNOLDS LAW OFFICE
207 S. 4TH AVE.
STURGEON BAY, WI 54235

002-22-0107

(Parcel Identification Number)

Lot Seven (7), and the North 48 1/2 feet of Lot Eight (8), in Block One (1), in the Plat of the Town of Baileys Harbor, being
situated in Lot Three (3), Section Twenty (20), Township Thirty (30) North, Range Twenty-eight (28) East.

NOTE: MORTGAGES OF VENDOR WITH ASSOCIATED BANK AS SHOWN ON ATTORNEYS TITLE GUARANTY
COMMITMENT # 10566486 DATED JUNE 30, 3002 WILL REMAIN FIRST LIENS UNTIL TIME OF SATISFACTION
OF LAND CONTRACT.

WHZ
W-7

TRANSFER
\$ 1125.00
FEE

This IS NOT homestead property.
~~IS~~ (is not)

Purchaser agrees to purchase the Property and to pay to Vendor at BAILEYS HARBOR, WISCONSIN
the sum of \$ 900,000.00 in the following manner: (a) \$ 100,000.00
at the execution of this Contract; and (b) the balance of \$ 800,000.00, together with interest from date
hereof on the balance outstanding from time to time at the rate of 1.5 % percent per annum
until paid in full, as follows: \$100,000.00 PRINCIPAL & INTEREST ONE YEAR AFTER CLOSING
\$700,000.00 PRINCIPAL & INTEREST PAYMENT IN 10 EQUAL ANNUAL PAYMENTS OF
\$70,000.00 EACH BEGINNING TWO YEARS AFTER CLOSING AND CONTINUING UNTIL PAID IN FULL.

INTEREST PAYMENTS ARE INCLUDED WITH PAYMENT OF PRINCIPAL WITH EACH
PAYMENT ALLOCATED BETWEEN PRINCIPAL AND INTEREST

Provided, however, the entire outstanding balance shall be paid in full on or before the 21ST day of
JULY, 2014 (the maturity date).

Following any default in payment, interest shall accrue at the rate of _____ % per annual on the entire amount
in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire
principal balance).

Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably antici-
pated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor,
Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of
taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest
unless otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any
amount may be prepaid without premium or fee upon principal at any time after CLOSING (OR)
there may be no prepayment of principal without permission of Vendor.*

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long
as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated
as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been
made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds
of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser
for examination except: NONE

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall
be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property on CLOSING.

* Cross out one.

Purchaser promises to pay when due all taxes and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of \$ 800,000.00, but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except: MUNICIPAL AND ZONING ORDINANCES, RECORDED EASEMENTS FOR PUBLIC UTILITIES AND RECORDED BUILDING USE RESTRICTION AND COVENANTS, IF ANY

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of 30 days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of _____ days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed is a pledge or assignment of Purchaser's interest under this Contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Dated this 21 day of JULY, 2003

Kathryn L. Ferrell (SEAL)
* KATHRYN L. FERRELL Vendor
____ (SEAL)
* _____ Vendor

Cameron S. Isaacson (SEAL)
* CAMERON S. ISAACSON Purchaser
Barbara Isaacson (SEAL)
* BARBARA ISAACSON Purchaser

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
DOOR COUNTY) ss. Seal Affixed
Personally came before me this 21 day of
JULY, 2003 the above named
KATHRYN L. FERRELL, CAMERON S. ISAACSON, and
BARBARA ISAACSON

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

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

THIS INSTRUMENT WAS DRAFTED BY
ATTY. THOMAS S. REYNOLDS
207 S. 4TH AVE., STURGEON BAY, WI 54235
(Signatures may be authenticated or acknowledged. Both are not necessary.)

Thomas S. Reynolds
Notary Public DOOR County, Wisconsin
My Commission is permanent. (If not, state expiration date: _____)

578029
576203

Re-recorded

VOL 659 PAGE 191

VOL 654 PAGE 472
WARRANTY DEED

Document Number

RECEIVED FOR RECORD
REGISTER OF DEEDS
DOOR COUNTY

98 JUN 1 PM 3 46

Marilyn Jordan

Tract Indexed

THIS INDENTURE, Made by
Irwin Corporation

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor of Door County, Wisconsin, hereby conveys and warrants to Kathryn L. Ferrell

of Door County, Wisconsin, grantee(s) sum of One Dollar and other good and valuable consideration conveys to Grantee the following tract of land in Door County, State of Wisconsin:

Lot Seven (7), and North 48 1/2 feet of Lot Eight ** (8), in Block One (1), in the Plat of the Town of Baileys Harbor, being situated in Lot Three (3), Section Twenty (20), Township Thirty (30) North, Range Twenty-eight (28) East.

--Subject to rights of the public in that portion of the subject premises lying within the highwater mark of Lake Michigan.

--Subject to terms, conditions, and provisions contained in the Well and Sewer Lateral Agreement between William A. Jacoby and M. Doris Jacoby, husband and wife and Frederick L. Nelson and Rosemary Nelson, husband and wife, dated 12/20/1988 and recorded 1/5/1989 at Vol. 443 of Records, page 182-184, Doc. No. 484745, and subsequent Affidavit by Doris Mann Jacoby dated 9/19/1991 and recorded 9/19/1991 at Vol. 482 of Records, page 98-99, Doc. No. 505254.

**This deed is being re-recorded to correct a typing error in the above description.

Together with all and singular the hereditaments and appurtenances hereunto belonging.

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, general taxes levied for the year 1998 and will warrant and defend the same

In Witness Whereof, the said grantor has caused these presents to be signed by FREDERICK L. NELSON, its President, and countersigned by its Secretary, at Door County, Wisconsin, and its corporate seal to be hereunto affixed this FIRST day of June, 1998

SIGNED AND SEALED IN PRESENCE OF Irwin Corporation

Be RECORDED
Time: 3:45 PM

Frederick L. Nelson
COUNTERSIGNED

Marilyn Jordan
REGISTRAR OF DEEDS
DOOR COUNTY WIS.

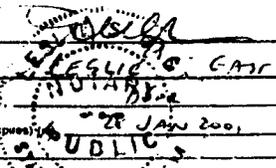
STATE OF WISCONSIN
DOOR County, Tract Indexed

Personally came before me, this FIRST day of JUNE, 1998, BY FREDERICK L. NELSON, President, and Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority

Belair

THIS INSTRUMENT WAS DRAFTED BY
Atty Ralph F. Herlache NOTARY SEAL

Notary Public, _____ County, Wis.
My commission expires _____



(Section 90.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall be filed in the presence of the grantors, grantees, witnesses and notary. Section 90.53 similarly requires that the name of the governmental agency which drafted such instrument shall be printed in typewritten, stamped or written thereon in a legible manner.)

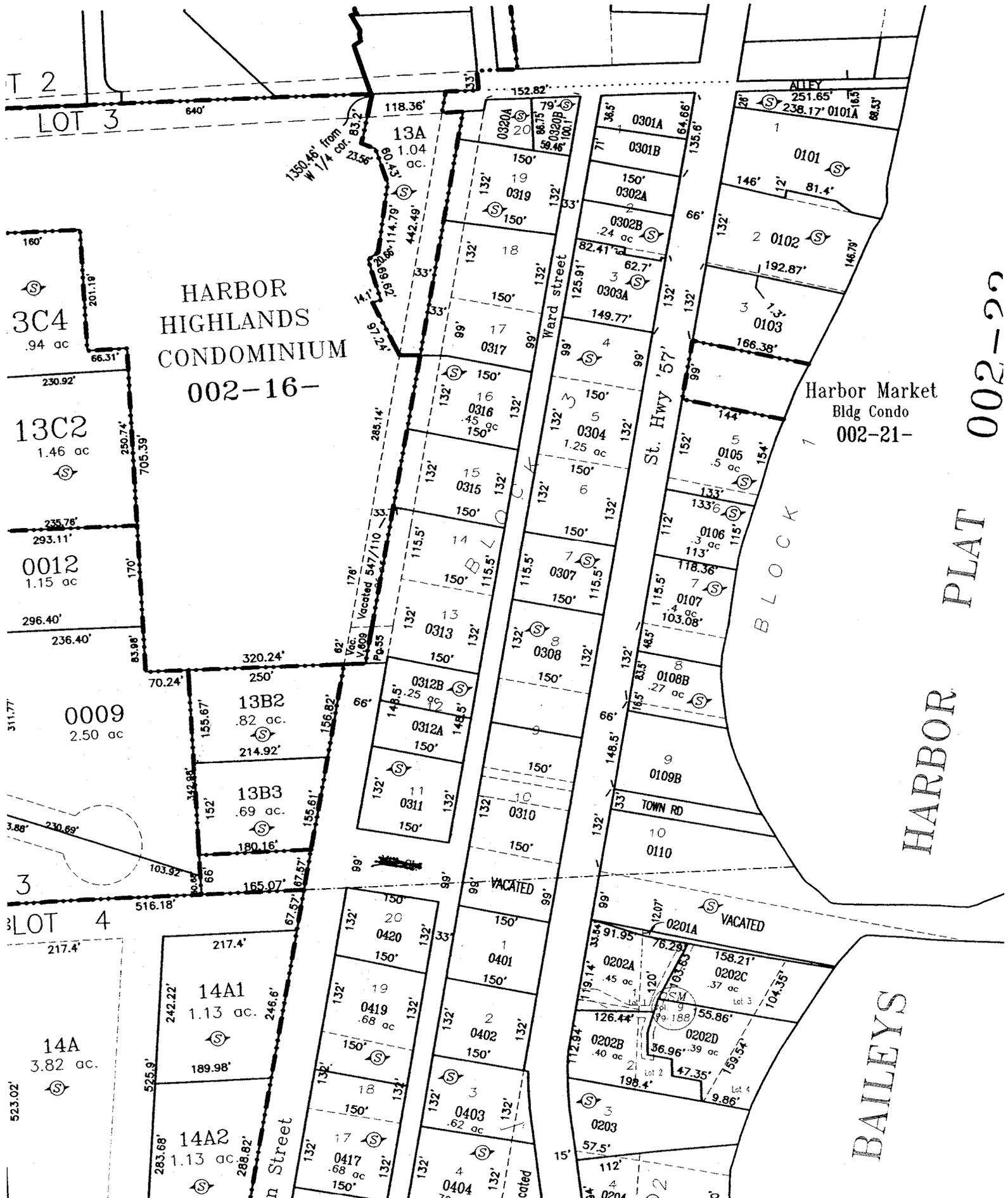
Recording Area
RETURN TO
Cherryland Title CL 13498

002-22-0107
Parcel Identification Number (PIN)

TRANSFER FEE \$900
WHZ W-7

900.00
80
1000

Town of Baileys Harbor Door County, Wisconsin

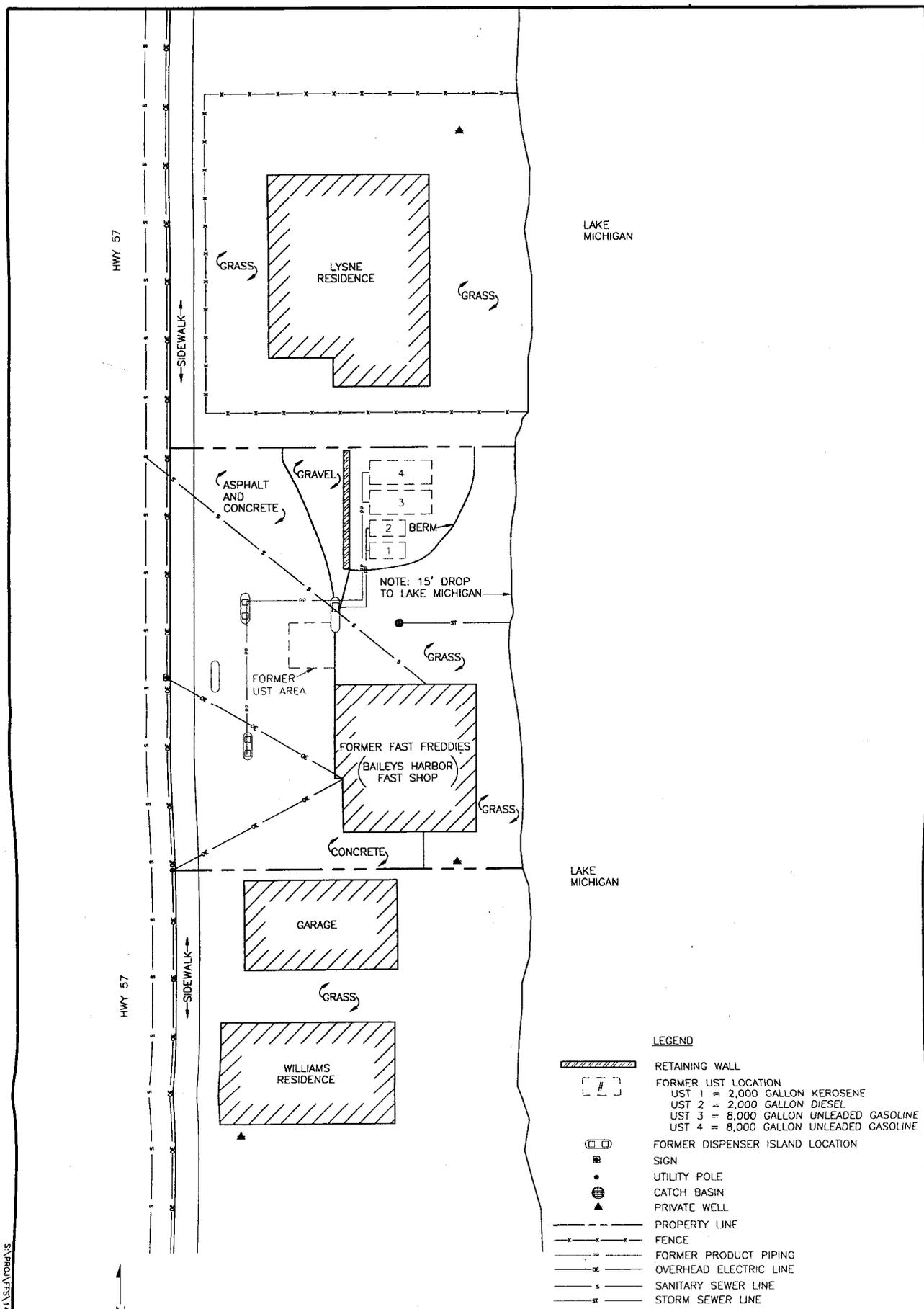


HARBOR
HIGHLANDS
CONDOMINIUM
002-16-

Harbor Market
Bldg Condo
002-21-

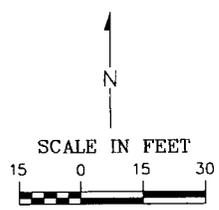
HARBOR PLAT 002-20

BAILEYS



LEGEND

- RETAINING WALL
- FORMER UST LOCATION
 - UST 1 = 2,000 GALLON KEROSENE
 - UST 2 = 2,000 GALLON DIESEL
 - UST 3 = 8,000 GALLON UNLEADED GASOLINE
 - UST 4 = 8,000 GALLON UNLEADED GASOLINE
- FORMER DISPENSER ISLAND LOCATION
- SIGN
- UTILITY POLE
- CATCH BASIN
- PRIVATE WELL
- PROPERTY LINE
- FENCE
- FORMER PRODUCT PIPING
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- STORM SEWER LINE



S:\PROJ\FFS\14060740\080599-2.DWG

DRAWN BY: SXM	PROJECT: FFS-0740	DATE: 8/5/99
REV. DATE 9/7/99	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
 Northern Environmental [™] Hydrologists · Engineers · Geologists		

FIGURE 2
 SITE LAYOUT
 FORMER FAST FREDDIE'S
 BAILEYS HARBOR, WISCONSIN
 FOR: FREDERICK NELSON

Table 4 Ground-Water Analytical Results, Former Fast Freddie's, Baileys Harbor, Wisconsin

Well ID	Date Sampled	DRO	GRO	Lead	Relevant and Significant VOC Analytical Results (µg/l)													
					Benzene	n-Butylbenzene	1,1-Dichloroethane	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzene	Xylenes	1-Methyl Naphthalene	2-Methyl Naphthalene
NR 140 Preventive Action Limit (µg/l)		NE	NE	1.5	0.5	NE	85	0.5	140	NE	12	8	NE	200	96	1,000	NE	NE
NR 140 Enforcement Standard (µg/l)		NE	NE	15	5	NE	850	5	700	NE	60	40	NE	1,000	480	10,000	NE	NE
MW100	11/09/98	330	< 100	< 1.0	< 0.25	< 0.43	0.35 J	0.37 J	< 0.32	< 0.33	3	< 0.73	< 0.36	< 0.38	< 0.7	< 1.04	---	---
	02/15/99	---	---	---	0.89	---	---	---	< 0.32	---	2.7	< 0.73	---	< 0.38	< 0.7	< 1.04	---	---
	05/11/99	---	---	---	< 0.32	---	---	---	< 0.34	---	2.4	< 0.88	---	< 0.35	< 0.99	< 1	---	---
	08/03/99	---	---	---	< 0.32	---	---	0.63 J	< 0.34	---	3.3	< 0.88	---	< 0.35	< 0.99	< 0.98	---	---
	11/02/99	---	---	---	< 0.32	---	---	< 0.36	< 0.34	---	3	< 0.88	---	< 0.35	< 0.99	< 0.98	---	---
	05/15/00	---	---	---	< 0.50	---	---	---	< 0.50	---	2.5	---	---	< 0.50	< 1.00	< 1.50	---	---
	02/07/00	---	---	---	< 0.32	---	---	< 0.36	< 0.34	---	2.2	< 0.88	---	< 0.35	< 0.99	< 0.98	---	---
	08/11/00	---	---	---	< 0.50	---	---	---	< 0.50	---	3.6	---	---	< 0.50	< 1.0	< 1.50	---	---
	11/10/00	---	---	---	< 0.40	---	---	---	< 0.40	---	1.8	---	---	< 0.40	< 0.80	< 1.10	---	---
	04/17/02	---	---	---	< 0.40	---	---	---	< 0.40	---	2.4	< 1.3	---	< 0.40	< 0.90	< 1.40	---	---
	07/23/02	---	---	---	< 0.43	---	---	---	< 0.49	---	2.7	< 1.4	---	< 0.63	< 1.14	< 1.5	---	---
10/14/02	---	---	---	< 0.45	---	---	---	< 0.82	---	2.1	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	
MW200	11/09/98	190	< 100	< 1.0	< 0.25	< 0.43	< 0.32	1.7	0.59 J	< 0.33	0.7	< 0.73	< 0.36	0.45 J	< 0.7	1.1 J	---	---
	02/15/99	---	---	---	< 0.25	---	---	2.6	< 0.32	---	0.46 J	< 0.73	---	< 0.38	< 0.7	---	---	---
	05/11/99	---	---	---	< 0.32	---	---	1.3	< 0.34	---	0.75 J	< 0.88	---	< 0.35	< 1.30	< 0.32	---	---
	08/03/99	---	---	---	< 0.32	---	---	2	< 0.34	---	0.58 J	< 0.88	---	< 0.35	< 0.99	0.33 J	---	---
	11/02/99	---	---	---	0.91 J	---	---	1.2 J	3	---	< 0.31	1.8 J	---	< 0.35	22.4	8.8	---	---
	02/07/00	---	---	---	< 0.32	---	---	0.72 J	< 0.34	---	< 0.31	< 0.88	---	< 0.35	< 0.99	0.41 J	---	---
	05/15/00	---	---	---	< 0.10	---	---	< 0.40	< 0.10	---	< 1.1	---	---	< 0.10	< 0.50	< 0.30	---	---
	08/11/00	---	---	---	< 0.50	---	---	---	< 0.50	---	< 0.40	---	---	< 0.50	< 1.0	< 1.50	---	---
	11/10/00	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	---	---	< 0.40	< 0.80	< 1.10	---	---
	04/17/02	---	---	---	0.48	---	---	---	< 0.40	---	< 0.40	< 1.3	---	< 0.40	< 0.90	< 1.40	---	---
	07/23/02	---	---	---	< 0.43	---	---	---	< 0.49	---	0.59 J	< 1.4	---	< 0.63	1 J	< 1.5	---	---
10/14/02	---	---	---	0.61 J	---	---	---	1.6 J	---	< 0.43	1.3 J	---	0.87 J	3.0	5.4 J	---	---	

Table 4 Ground-Water Analytical Results, Former Fast Freddie's, Baileys Harbor, Wisconsin

Well ID	Date Sampled	DRO	CRO	Lead	Relevant and Significant VOC Analytical Results (µg/l)													
					Benzene	n-Butylbenzene	1,1-Dichloroethane	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzene	Xylenes	1-Methyl Naphthalene	2-Methyl Naphthalene
NR 140 Preventive Action Limit (µg/l)		NE	NE	1.5	0.5	NE	85	0.5	140	NE	12	8	NE	200	96	1,000	NE	NE
NR 140 Enforcement Standard (µg/l)		NE	NE	15	5	NE	850	5	700	NE	60	40	NE	1,000	480	10,000	NE	NE
MW300	11/09/98	< 100	< 100	< 1.0	< 0.25	< 0.43	< 0.32	< 0.14	< 0.32	< 0.33	< 0.21	< 0.73	< 0.36	< 0.38	< 0.7	< 1.04	---	---
	02/15/99	---	---	---	< 0.25	---	---	---	< 0.32	---	< 0.21	< 0.73	---	< 0.38	< 0.7	< 1.04	---	---
	05/11/99	---	---	---	< 0.32	---	---	---	< 0.34	---	< 0.31	< 0.88	---	< 0.35	0.37 J	< 1	---	---
	08/03/99	---	---	---	0.9 J	---	---	< 0.36	1 J	---	< 0.31	< 0.88	---	< 0.35	6.6	3.7	---	---
	11/02/99	---	---	---	< 0.32	---	---	< 0.36	< 0.34	---	< 0.31	< 0.88	---	< 0.35	< 0.99	< 0.98	---	---
	02/07/00	---	---	---	< 0.32	---	---	< 0.36	< 0.34	---	< 0.31	< 0.88	---	< 0.35	1.39 J	2.7	---	---
	05/15/00	---	---	---	< 0.50	---	---	< 0.50	---	---	< 0.30	---	---	< 0.50	1	1.3	---	---
	08/11/00	---	---	---	11 J	---	---	---	19	---	22	---	---	< 5.0	71	32.5 J	---	---
	11/10/00	---	---	---	3	---	---	---	2.8	---	5.2	---	---	0.44 J	3.9	3.2 J	---	---
	04/17/02	---	---	---	< 0.40	---	---	< 0.40	---	< 0.40	< 0.40	< 1.3	---	< 0.40	< 0.90	< 1.40	---	---
07/23/02	---	---	---	0.81 J	---	---	---	< 0.49	---	2.9	< 1.4	---	< 0.63	1 J	< 1.5	---	---	
10/14/02	---	---	---	< 0.45	---	---	---	< 0.82	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	
MW400	11/09/98	< 100	< 100	< 1.0	< 0.25	< 0.43	< 0.32	< 0.14	< 0.32	< 0.33	< 0.21	< 0.73	< 0.36	< 0.38	< 0.7	< 1.04	---	---
	02/15/99	---	---	---	< 0.25	---	---	---	< 0.32	---	< 0.21	< 0.73	---	< 0.38	< 0.7	< 1.04	---	---
	05/11/99	---	---	---	< 0.32	---	---	---	< 0.34	---	< 0.31	< 0.88	---	< 0.35	< 0.99	< 1	---	---
	08/03/99	---	---	---	< 0.32	---	---	< 0.36	< 0.34	---	< 0.31	< 0.88	---	0.68 J	< 0.99	< 0.98	---	---
	11/02/99	---	---	---	< 0.32	---	---	< 0.36	< 0.34	---	< 0.31	< 0.88	---	< 0.35	< 0.99	< 0.98	---	---
	02/07/00	---	---	---	< 0.32	---	---	< 0.36	< 0.34	---	< 0.31	< 0.88	---	< 0.35	< 0.99	< 0.98	---	---
	04/17/02	---	---	---	< 0.40	---	---	< 0.40	---	---	< 0.40	< 1.3	---	< 0.40	< 0.90	< 1.40	---	---
	07/23/02	---	---	---	< 0.43	---	---	---	< 0.49	---	< 0.49	< 1.4	---	< 0.63	< 1.14	< 1.5	---	---
10/14/02	---	---	---	< 0.45	---	---	---	< 0.82	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	
MW500	11/09/98	550	5100	6.4	250	6.9 J	< 3.2	< 1.4	210	8.4 J	16	38	15	850	320	1490	---	---
	02/15/99	---	---	2.8 J	88	---	---	---	100	---	3.5	21	---	21	361	315	0.29	0.32
	05/11/99	---	---	< 1	510	---	---	---	260	---	30	80	---	42	900	830	---	---
	08/03/99	---	---	---	330	---	---	5.3 J	170	---	4.7 J	54	---	6.3 J	660	307	---	---
	11/02/99	---	---	---	690	---	---	< 3.6	14	---	10 J	37	---	66	660	440	---	---

Table 4 Ground-Water Analytical Results, Former Fast Freddie's, Baileys Harbor, Wisconsin

Well ID	Date Sampled	DRO	GRO	Lead	Relevant and Significant VOC Analytical Results (µg/l)													
					Benzene	n-Butylbenzene	1,1-Dichloroethane	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzene	Xylenes	1-Methyl Naphthalene	2-Methyl Naphthalene
NR 140 Preventive Action Limit (µg/l)		NE	NE	1.5	0.5	NE	85	0.5	140	NE	12	8	NE	200	96	1,000	NE	NE
NR 140 Enforcement Standard (µg/l)		NE	NE	15	5	NE	850	5	700	NE	60	40	NE	1,000	480	10,000	NE	NE
MW500 Cont.	02/07/00	---	---	---	740	---	---	< 3.6	370	---	87	56	---	90	293	401	---	---
	05/15/00	---	---	---	51	---	---	< 13	---	---	40	42	---	46	67	114	---	---
	08/11/00	---	---	---	400	---	---	---	300	---	94	---	---	78	690	1190	---	---
	11/10/00	---	---	---	430	---	---	---	220	---	100	41	---	55	760	630	---	---
	04/17/02	---	---	---	330	---	---	---	72	---	22	29	---	27	341	370	---	---
	07/23/02	---	---	---	380	---	---	---	210	---	79	70	---	38	820	930	---	---
	10/14/02	---	---	---	270	---	---	---	180	---	44	58	---	24	630	770	---	---
Gas Station Well	10/20/98	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	06/30/99	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	08/03/99	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	11/02/99	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	02/07/00	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	05/15/00	---	---	---	< 0.50	---	---	---	< 0.50	---	< 0.30	---	---	< 0.50	< 1.0	< 1.50	---	---
	08/11/00	---	---	---	< 0.50	---	---	---	< 0.50	---	< 0.40	---	---	< 0.50	< 1.0	< 1.50	---	---
	11/10/00	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	---	---	< 0.40	< 0.80	< 1.10	---	---
	02/08/01	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	---	---	< 0.40	< 0.80	< 1.10	---	---
	04/17/02	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	< 1.3	---	< 0.40	< 0.90	< 1.40	---	---
Lysne	06/30/99	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	08/03/99	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	11/02/99	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	02/07/00	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	05/15/00	---	---	---	< 0.50	---	---	---	< 0.50	---	< 0.30	---	---	< 0.50	< 1.0	< 1.50	---	---
	08/11/00	---	---	---	< 0.50	---	---	---	< 0.50	---	< 0.40	---	---	< 0.50	< 1.0	< 1.50	---	---
	11/10/00	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	---	---	< 0.40	< 0.80	< 1.10	---	---
	02/08/01	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	---	---	< 0.40	< 0.80	< 1.10	---	---
04/17/02	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	< 1.3	---	< 0.40	< 0.90	< 1.40	---	---	
07/23/02	---	---	---	< 0.43	---	---	---	< 0.49	---	< 0.49	< 1.4	---	< 0.63	< 1.14	< 1.5	---	---	
10/14/02	---	---	---	< 0.45	---	---	---	< 0.82	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	

Table 4 Ground-Water Analytical Results, Former Fast Freddie's, Baileys Harbor, Wisconsin

Well ID	Date Sampled	DRO	GRO	Lead	Relevant and Significant VOC Analytical Results (µg/l)													
					Benzene	n-Butylbenzene	1,1-Dichloroethane	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	MTBE	Naphthalene	n-Propylbenzene	Toluene	Trimethylbenzene	Xylenes	1-Methyl Naphthalene	2-Methyl Naphthalene
NR 140 Preventive Action Limit (µg/l)		NE	NE	1.5	0.5	NE	85	0.5	140	NE	12	8	NE	200	96	1,000	NE	NE
NR 140 Enforcement Standard (µg/l)		NE	NE	15	5	NE	850	5	700	NE	60	40	NE	1,000	480	10,000	NE	NE
Williams	06/30/99	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	08/03/99	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	11/02/99	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	02/07/00	---	---	---	< 0.32	< 0.23	< 0.34	< 0.36	< 0.34	< 0.34	< 0.31	< 0.88	< 0.3	< 0.35	< 0.99	< 0.98	---	---
	05/15/00	---	---	---	< 0.50	---	---	---	< 0.50	---	< 0.30	---	---	< 0.50	< 1.0	< 1.50	---	---
	08/11/00	---	---	---	< 0.50	---	---	---	< 0.50	---	< 0.40	---	---	< 0.50	< 1.0	< 1.50	---	---
	11/10/00	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	---	---	< 0.40	< 0.80	< 1.10	---	---
	02/08/01	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	---	---	< 0.40	< 0.80	< 1.10	---	---
	04/17/02	---	---	---	< 0.40	---	---	---	< 0.40	---	< 0.40	< 1.3	---	< 0.40	< 0.90	< 1.40	---	---
	07/23/02	---	---	---	< 0.43	---	---	---	< 0.49	---	< 0.49	< 1.4	---	< 0.63	< 1.14	< 1.5	---	---
10/14/02	---	---	---	< 0.45	---	---	---	< 0.82	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	
St. Mary's	10/14/02	---	---	---	< 0.45	---	---	< 0.82	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	
Gulls	10/14/02	---	---	---	< 0.45	---	---	< 0.82	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	
Hanrath	10/14/02	---	---	---	< 0.45	---	---	< 0.82	---	< 0.43	< 0.89	---	< 0.68	< 1.86	< 2.47	---	---	

Key:
DRO = Diesel Range Organics
GRO = Gasoline Range Organics
MTBE = Methyl-Tertiary-Butyl-Ether
µg/l = micrograms per liter
NE = Not established by Wis. Adm. Code

J and * = Analyte detected between Limit of Detection and Limit of Quantitation
VOC = Volatile Organic Compounds
--- = Not analyzed
32 = NR 140 Preventive Action Limit
32 = NR 140 Enforcement Standard

Table 2 Site Investigation Soil Analytical Results, Former Fast Freddie's, Baileys Harbor, WI

Boring Number	Sample Number	Sample Depth (feet)	Date Sampled	DRO (mg/kg)	GRO (mg/kg)	Lead (mg/kg)	Relevant and Significant Analytical Results (µg/kg)								
							Benzene	1,2-Dichloroethane	Ethylbenzene	MTBE	Naphthalene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
NR 720.09 Residual Contaminant Level				100	100	50	5.5	4.9	2900	NE	NE	1500	NE	NE	4100
B100	S102	2.5-4.5	10/20/98	< 10	< 10	23	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B200	S201	0-2	10/20/98	< 10	< 10	126	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B300	S302	2.5-4.5	10/20/98	< 10	< 10	6.7 "J"	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75

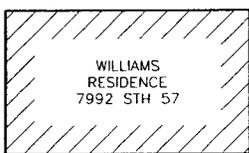
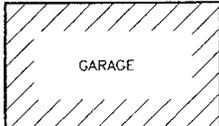
Key:

- DRO = Diesel Range Organics
- GRO = Gasoline Range Organics
- mg/kg = milligrams per kilogram
- MTBE = Methyl-Tertiary-Butyl-Ether
- J = Analyte detected between the laboratory Limit of Detection and Limit of Quantitation
- 120 = Residual Contaminant Level Exceeded

ST. MARY'S OF THE LAKE CATHOLIC CHURCH
8013 STH 57

HANRATH RESIDENCE
8000 STH 57

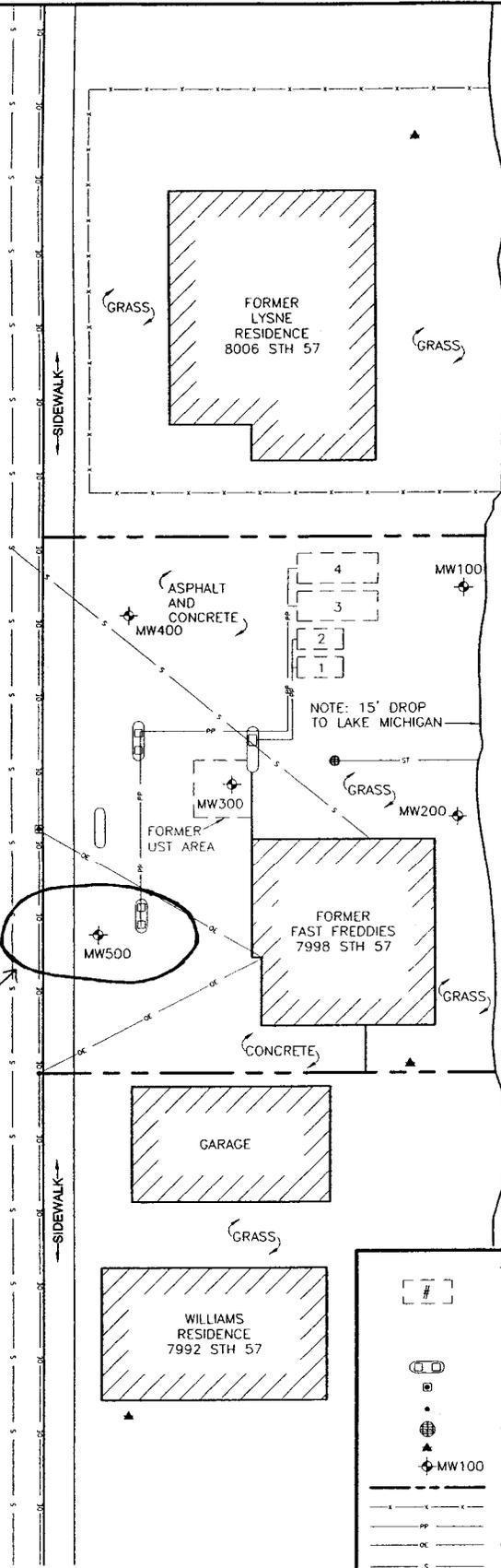
THE GULLS COTTAGE RENTALS
7989 STH 57



LAKE MICHIGAN
APPROXIMATE MEAN LAKE ELEVATION ± 580 FEET ABOVE MSL

LAKE MICHIGAN
APPROXIMATE MEAN LAKE ELEVATION ± 580 FEET ABOVE MSL

Estimated Extent of Ground-water Contamination in excess of the Es



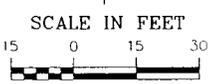
LEGEND

- [Hatched Box] FORMER UST LOCATION
 - UST 1 = 2,000 GALLON KEROSENE
 - UST 2 = 2,000 GALLON DIESEL
 - UST 3 = 8,000 GALLON UNLEADED GASOLINE
 - UST 4 = 8,000 GALLON UNLEADED GASOLINE
- [Circle with 'D'] FORMER DISPENSER ISLAND LOCATION
- [Square with 'S'] SIGN
- [Circle with 'U'] UTILITY POLE
- [Circle with 'C'] CATCH BASIN
- [Circle with 'P'] PRIVATE WELL
- [Circle with 'M'] MONITORING WELL LOCATION
- [Dashed Line] PROPERTY LINE
- [Line with 'X'] FENCE
- [Line with 'PP'] FORMER PRODUCT PIPING
- [Line with 'OE'] OVERHEAD ELECTRIC LINE
- [Line with 'S'] SANITARY SEWER LINE
- [Line with 'ST'] STORM SEWER LINE

NOTE: GROUND SURFACE ELEVATION WEST OF STH 57 IS APPROXIMATELY 605-610 FEET ABOVE MEAN SEA LEVEL (MSL) AND PRIVATE WELL LOCATIONS ARE >100 FEET FROM THE SITE.

DRAWN BY: SXM PROJECT: FFS-0740 DATE: 8/5/99
 REV. DATE: 5/29/03 THIS DRAWING AND ALL INFORMATION CONTAINED THEREIN IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

FIGURE 2
 SITE LAYOUT
 FORMER FAST FREDDIE'S
 BAILEYS HARBOR, WISCONSIN



Northern Environmental
 Hydrologists • Engineers • Geologists

FOR: FREDERICK NELSON

D:\G2-565080\CH\JOB\01\1532\JOB\A.S.

Table 2 Water Level Data, Former Fast Freddie's, Baileys Harbor, Wisconsin

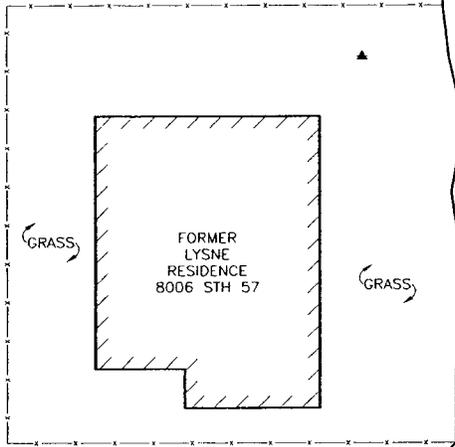
Well I.D.	Ground Surface Elevation (feet)	Riser Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)
				Below Riser	Below Grade	
MW100	596.02	595.50	11/02/98	14.09	14.61	581.41
			11/09/98	14.65	15.17	580.85
			02/15/99	13.34	13.86	582.16
			05/11/99	13.45	13.97	582.05
			08/03/99	14.27	14.79	581.23
			11/02/99	15.69	16.21	579.81
			02/07/00	16.01	16.53	579.49
			05/15/00	15.08	15.60	580.42
			08/11/00	15.13	15.65	580.37
			11/10/00	15.58	16.10	579.92
			04/17/02	14.19	14.71	581.31
			07/23/02	14.61	15.13	580.89
			10/14/02	15.03	15.55	580.47
MW200	596.32	596.02	11/02/98	14.88	15.18	581.14
			11/09/98	15.04	15.34	580.98
			02/15/99	14.30	14.60	581.72
			05/11/99	14.34	14.64	581.68
			08/03/99	14.99	15.29	581.03
			11/02/99	16.38	16.68	579.64
			02/07/00	16.85	17.15	579.17
			05/15/00	15.99	16.29	580.03
			08/11/00	16.00	16.30	580.02
			11/10/00	16.56	16.86	579.46
			04/17/02	15.37	15.67	580.65
			07/23/02	15.42	15.72	580.60
			10/14/02	16.02	16.32	580.00
MW300	596.71	596.38	11/02/98	13.93	14.26	582.45
			11/09/98	13.92	14.25	582.46
			02/15/99	11.00	11.33	585.38
			05/11/99	11.71	12.00	584.71
		596.42	08/03/99	13.50	13.79	582.92
			11/02/99	14.78	15.07	581.64
			02/07/00	16.40	16.69	580.02
			05/15/00	14.72	15.01	581.70

Table 2 Water Level Data, Former Fast Freddie's, Baileys Harbor, Wisconsin

Well I.D.	Ground Surface Elevation (feet)	Riser Elevation (feet)	Date	Depth to Water (feet)		Water Table Elevation (feet)
				Below Riser	Below Grade	
MW300	596.71	596.42	08/11/00	15.55	15.84	580.87
			11/10/00	15.83	16.12	580.59
			04/17/02	13.04	13.33	583.38
			07/23/02	14.35	14.64	582.07
			10/14/02	14.54	14.83	581.88
MW400	597.21	596.66	11/02/98	14.40	14.95	582.26
			11/09/98	14.62	15.17	582.04
			02/15/99	11.96	12.51	584.70
			05/11/99	12.64	13.19	584.02
			08/03/99	13.75	14.30	582.91
			11/02/99	16.02	16.57	580.64
			02/07/00	16.41	16.96	580.25
			05/15/00	14.40	14.95	582.26
			08/11/00	15.20	15.75	581.46
			11/10/00	15.46	16.01	581.20
			04/17/02	13.49	14.04	583.17
			07/23/02	14.63	15.18	582.03
			10/14/02	14.71	15.26	581.95
MW500	596.72	595.94	11/02/98	14.30	15.08	581.64
			11/09/98	14.29	15.07	581.65
			02/15/99	11.30	12.08	584.64
			05/11/99	11.91	12.69	584.03
			08/03/99	13.20	13.98	582.74
			11/02/99	15.81	17.06	580.13
			02/07/00	16.28	17.06	579.66
			05/15/00	13.86	14.64	582.08
			08/11/00	14.58	15.36	581.36
			11/10/00	15.19	15.97	580.75
			04/17/02	12.79	13.57	583.15
			07/23/02	14.08	14.86	581.86
10/14/02	14.51	15.29	581.43			

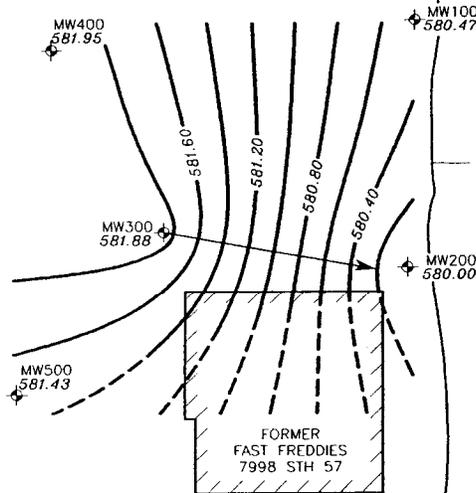
ST. MARY'S OF THE LAKE CATHOLIC CHURCH
8013 STH 57

HWY 57



LAKE MICHIGAN
APPROXIMATE MEAN LAKE ELEVATION ± 580 FEET ABOVE MSL

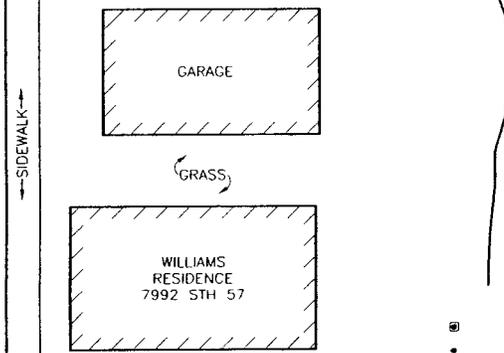
HANRATH RESIDENCE
8000 STH 57



NOTE: 15' DROP TO LAKE MICHIGAN

THE GULLS COTTAGE RENTALS
7989 STH 57

HWY 57



LAKE MICHIGAN
APPROXIMATE MEAN LAKE ELEVATION ± 580 FEET ABOVE MSL

- LEGEND**
- ⊙ SIGN
 - UTILITY POLE
 - ▲ PRIVATE WELL
 - — — — — PROPERTY LINE
 - - - - - FENCE
 - ⊕ MW100 580.47 MONITORING WELL LOCATION AND GROUND-WATER ELEVATION ON 10/14/02
 - 580.80- - - - - GROUND-WATER CONTOUR LINE: DASHED WHERE INFERRED
 - CONTOUR LINE INTERVAL = 0.20
 - GROUND-WATER FLOW DIRECTION

NOTE: GROUND SURFACE ELEVATION WEST OF STH 57 IS APPROXIMATELY 605-610 FEET ABOVE MEAN SEA LEVEL (MSL) AND PRIVATE WELL LOCATIONS ARE >100 FEET FROM THE SITE.

SCALE IN FEET



DRAWN BY: KRE PROJECT: FFS-0740 DATE: 3/31/03

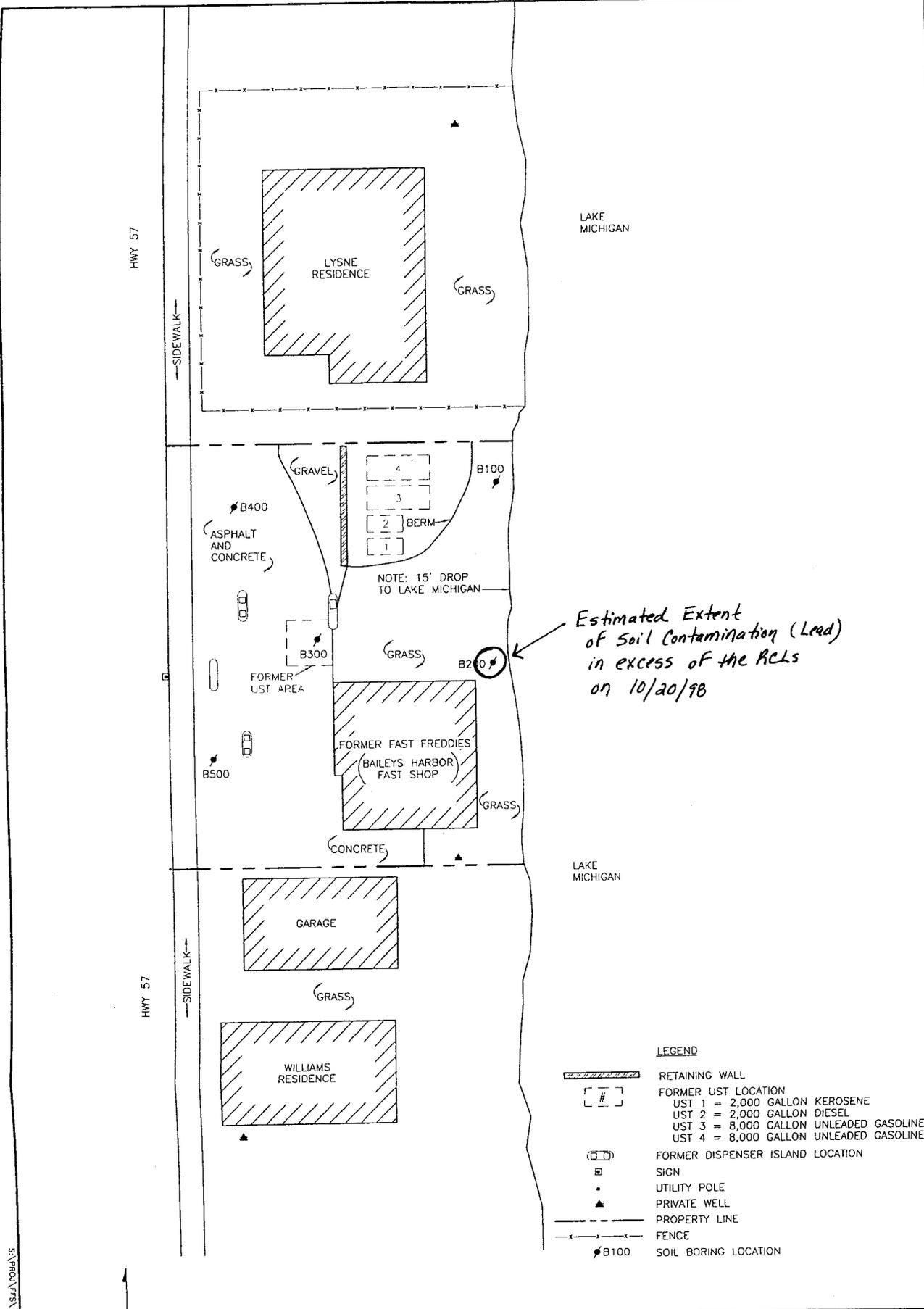
REV. DATE THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

Northern Environmental
Hydrologists • Engineers • Geologists

FIGURE 1
GROUND-WATER ELEVATION CONTOUR MAP (10/14/02)
FORMER FAST FREDDIES
BAILEYS HARBOR, WISCONSIN

FOR: FREDERICK NELSON

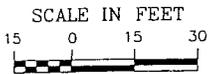
S:\BRIAN\FFS\14067\DWG\F101.DWG



Estimated Extent of Soil Contamination (Lead) in excess of the RCLs on 10/20/98

LEGEND

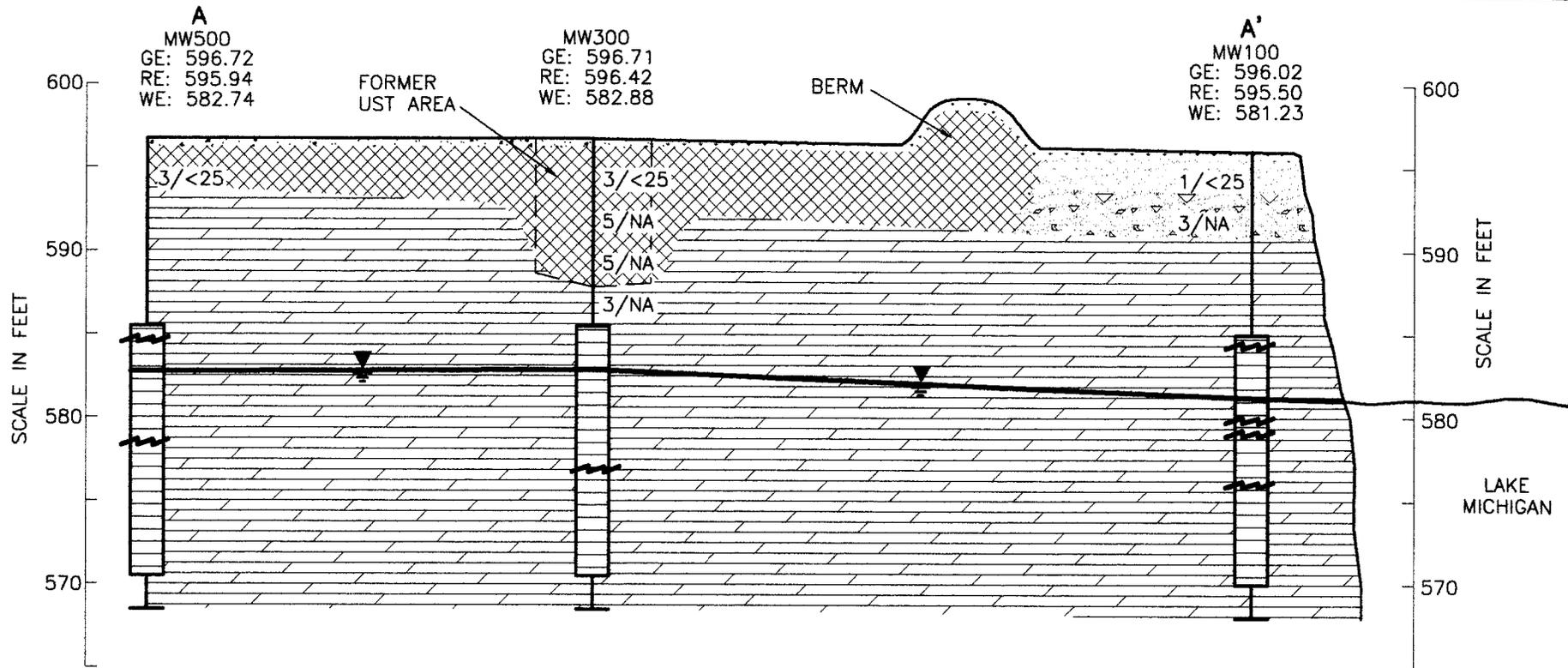
- RETAINING WALL
- FORMER UST LOCATION
 - UST 1 = 2,000 GALLON KEROSENE
 - UST 2 = 2,000 GALLON DIESEL
 - UST 3 = 8,000 GALLON UNLEADED GASOLINE
 - UST 4 = 8,000 GALLON UNLEADED GASOLINE
- FORMER DISPENSER ISLAND LOCATION
- SIGN
- UTILITY POLE
- PRIVATE WELL
- PROPERTY LINE
- FENCE
- SOIL BORING LOCATION



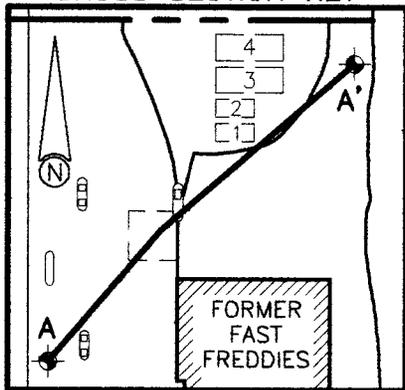
DRAWN BY: SXM	PROJECT: FFS-0740	DATE: 8/6/99
REV. DATE	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
 Northern Environmental Hydrologists • Engineers • Geologists		

FIGURE 3
 SOIL BORING LOCATIONS
 FORMER FAST FREDDIE'S
 BAILEYS HARBOR, WISCONSIN
 FOR: FREDERICK NELSON

S:\DWG-666900\DWG\06941\SJ\1\0394\S



CROSS SECTION KEY



10
5
VERTICAL
EXAGGERATION
2X

10 20

WATER TABLE

LEGEND

5/NA PID/BENZENE RESULT
 PID = PHOTOIONIZATION DETECTOR READING
 MEASURED IN INSTRUMENT UNITS AS
 ISOBUTYLENE (iui)
 BENZENE MEASURED IN MILLIGRAMS PER
 KILOGRAM (mg/kg)
 NA = NOT ANALYZED
 GE = GROUND ELEVATION (IN FEET)
 RE = RISER ELEVATION (IN FEET)
 WE = GROUND WATER ELEVATION (IN FEET)

- GW = WELL GRADED GRAVELS
- SP = GRAVELLY SAND
- DOLOMITE BEDROCK
- SAND AND GRAVEL FILL
- GRASS
- CONCRETE
- FRACTURE ZONE

DRAWN BY: JJK	PROJECT: FFS-0740	DATE: 8/13/99
REV. DATE 9/7/99	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
 Northern Environmental SM Hydrologists • Engineers • Geologists		

FORMER FAST FREDDIES
 BAILEYS HARBOR, WISCONSIN

GEOLOGIC CROSS SECTION
 A-A'

NOTE:
 *WATER MEASUREMENTS TAKEN 8/3/99
 *ELEVATIONS REFERENCED TO MEAN SEA LEVEL
 *COLUMN WIDTHS ARE NOT TO SCALE

S:\PROJ\FFS\14080740\081399-5.DWG

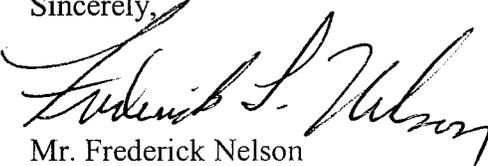
FIGURE 5

May 23, 2005

To Whom It May Concern:

I believe the legal description listed on the attached land contract accurately describes the parcel of land corresponding to 7998 State Highway 57, Baileys Harbor, Wisconsin. The petroleum contamination associated with former Fast Freddie's is located on this parcel of land.

Sincerely,

A handwritten signature in cursive script that reads "Frederick S. Nelson". The signature is written in black ink and is positioned above the printed name.

Mr. Frederick Nelson

May 29, 2003
(FFS03-1408-0740)

Ms. Jane Pluff
Baileys Harbor Town Clerk
Post Office Box 308
Baileys Harbor, Wisconsin 54202

RE: Notification of Potential for Remaining Petroleum Contamination Within the Right-of-Way of State Highway 57 adjacent to 7998 State Highway 57, Baileys Harbor, Wisconsin; WDNR BRRTS # 03-15-185443

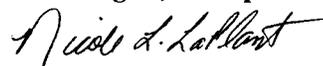
Dear Ms. Pluff:

Per Section NR 726.05, Wisconsin Administrative Code (Wis. Adm. Code), Northern Environmental Technologies, Incorporated (Northern Environmental) is submitting a notification to the town of Baileys Harbor that petroleum contamination may exist within the right-of-way of State Highway 57 adjacent to the Baileys Harbor Fast Stop (former Fast Freddie's), 7998 State Highway 57, Baileys Harbor, Wisconsin (the Site). Results of the investigation and remedial action for the petroleum release at the Site indicate that the Site is eligible for case closure.

Based on the results of the investigation and remedial action completed at the Site, petroleum impacted ground water may have migrated beneath State Highway 57. Depth to ground water in the vicinity of the Site is approximately 12 to 15 feet below grade. Precautions may need to be taken when excavating or dewatering this area in the future. A monitoring well location map with the estimated remaining extent of ground-water contamination and a table summarizing the ground-water sampling results are included with this notification.

We trust this information meets your needs. If you have any questions or concerns regarding the remaining petroleum contamination, please feel free to call Northern Environmental at (920) 592-8400.

Sincerely,
**Northern Environmental
Technologies, Incorporated**



Nicole L. LaPlant
Geologist



Bruce D. Meissner, PG
Senior Hydrogeologist

NLL/amk
Enclosures

c: Mr. Frederick Nelson
Ms. Cathy Rodda, WDNR

©2003 Northern Environmental Technologies, Inc

Nicole L Laplant

From: TeBeest, Sharlene [sharlene.tebeest@dot.state.wi.us]
Sent: Thursday, May 29, 2003 12:00 PM
To: 'nlaplant@northernenvironmental.com'
Subject: RE: Notification of Contamination within the Right of Way

Thank you Nicole, I've received your notification for Fast Freddie's.

Shar

Shar Te Beest
Hazardous Materials Specialist
Wisconsin Department of Transportation
Bureau of Environment
Phone (608) 266-1476; Fax (608) 266-7818
e-mail: sharlene.tebeest@dot.state.wi.us

-----Original Message-----

From: Nicole L Laplant [mailto:nlaplant@northernenvironmental.com]
Sent: Thursday, May 29, 2003 11:47 AM
To: Sharlene Te Beest
Subject: Notification of Contamination within the Right of Way

Shar,

Attached is a notification of contamination within the right-of-way for Former Fast Freddie's in Baileys Harbor, WI. Please let me know if you need additional information. Thank You.

Nicole LaPlant
Northern Environmental Technologies, Inc.
954 Circle Drive
Green Bay, WI 54304
(920) 592-8400

NOTIFICATION OF CONTAMINATION WITHIN RIGHT OF WAY

COUNTY: Door
HIGHWAY: State Highway 57
SITE NAME: Former Fast Freddies (Baileys Harbor Fast Stop)
SITE ADDRESS: 7998 Highway 57, Baileys Harbor, Wisconsin 54202
BRRTS NUMBER: 03-15-185443
PECFA NUMBER: 54202-9248-98

OWNER'S NAME: Frederick Nelson
OWNER'S ADDRESS: Post Office Box 87, Baileys Harbor, Wisconsin 54202

CONSULTING FIRM: Northern Environmental Technologies, Inc.
CONSULTANT CONTACT: Bruce D. Meissner
CONSULTANT ADDRESS: 954 Circle Drive, Green Bay, WI 54304
CONSULTANT PHONE: (920) 592-8400
CONSULTANT FAX: (920) 592-8444
CONSULTANT EMAIL: bmeissner@northernenvironmental.com

Soil Contamination

PRESENT: None
DEPTH TO CONTAMINATED SOIL:
VERTICAL EXTENT:
CONTAMINANT TYPES:

Ground-water Contamination

PRESENT: Yes, ground-water contamination is present in the WDOT ROW
DEPTH TO WATER: In bedrock, approximately 12 to 15 feet below grade in MW500
CONTAMINANT TYPES: Petroleum contamination, specifically benzene, naphthalene, and trimethylbenzene

Summary of Cleanup Activity

The investigation of the petroleum release at the Site consisted of the completion of soil borings and ground-water monitoring wells. Based on soil sampling results, the extent of petroleum compounds in soil has been adequately characterized and defined. With the exception of lead, concentrations of petroleum compounds in excess of the Chapter NR 720, Wisconsin Administrative Code residual contaminant levels were not detected at the Site.

Results of 12 rounds of ground-water sampling completed between November 1998 and October 2002 indicate that concentrations of petroleum compounds in excess of the Chapter NR 140, Wis. Adm. Code enforcement standards are present in MW500, near the dispenser islands. Based on ground-water sampling results it appears the contaminant plume is stable. In addition, sampling results from the Site's private drinking water well and private wells on the adjacent properties have shown no detection of petroleum compounds. Northern Environmental believes that the remaining residual petroleum compounds in ground water at the Site will continue to decrease and naturally attenuate within a reasonable period of time. Inclusion of the Site in the GIS registry will be used to address the remaining ground-water contamination.

June 2, 2003

Ms. Kathryn Ferrell
Baileys Harbor Fast Stop
7998 State Highway 57
Baileys Harbor, Wisconsin 54202

Dear Ms. Ferrell:

Ground-water contamination that appears to have originated at 7998 State Highway 57, Baileys Harbor, exists on your property, located at 7998 State Highway 57, Baileys Harbor, Wisconsin. The levels of benzene, naphthalene, and trimethylbenzene contamination in ground water on your property are above the state ground-water enforcement standards found in chapter NR140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination, have informed me that this ground-water contaminant plume is stable or receding and will naturally attenuate over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means the Department will not be requiring any further investigation or cleanup action be taken, other than the reliance on natural attenuation.

The Department of Natural Resources will not review my closure for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that indicates closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to Cathy Rodda, Post Office Box 208, Peshtigo, Wisconsin 54157.

If this case is closed, all properties within the site boundaries where ground-water contamination exceeds the chapter NR 140 ground-water enforcement standard will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where ground-water contamination above chapter NR140 enforcement standards was found at the time 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.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual ground-water contamination. Any well driller who proposes to construct a well on your property in the future will first need to call Diggers Hotline (1-800-242-8511) if your property is located outside of the services area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 920-823-2689, my consultant Bruce D. Meissner or Nicole LaPlant, Northern Environmental, at 920-592-8400, or Cathy Rodda, Department of Natural Resources, at 715-582-5005.

Sincerely,

A handwritten signature in black ink, appearing to read "Frederick S. Nelson". The signature is written in a cursive style with a large initial 'F'.

Frederick Nelson

c: Cathy Rodda, Department of Natural Resources
Nicole LaPlant, Northern Environmental



Document Number

DEED RESTRICTION

Recorded
MAY 10, 2005 AT 12:10PM

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

Fee Amount Paid: \$23.00

Tract Indexed

Recording Area

*Northern Environmental
954 Circle Dr
Glen Bay WI 54304-5537*

Declaration of Restrictions

In Re: the property as described in Exhibit A, hereby attached and made part of this restriction.

STATE OF WISCONSIN)
) ss
COUNTY OF DOOR)

WHEREAS, Cameron S. Isaacson and Barbara Isaacson are the owners of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property, and as of October 20, 1998, when soil samples were collected on this property, lead-contaminated soil remained on this property at the following location and concentration: soil boring B200 with lead at 126 parts per million (ppm), as shown in Exhibit B (Figure 3).

002-22-0107
Parcel Identification Number _____

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The most recent soil samples that were collected on this property, which were collected on October 20, 1998, contained lead in concentrations that exceeded NR 720.11, Table 2 Wis. Adm. Code, soil standards:

The property described above may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted, to determine the degree and extent of petroleum-related contamination that remains on the property, and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards. If soil that remains on the property in the location or locations described above is excavated in the future, it will have to be sampled and analyzed, may be considered solid or hazardous waste if residual contamination

remains, and must be stored, treated and disposed in compliance with applicable statutes and rules.

The paved surfaces and the building foundation that existed on the above-described property on the date that this restriction was signed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. These structures are also required in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code. The paved surfaces and the building foundation shall be maintained on the above-described property in the locations shown on the attached map, labeled Exhibit C (Figure 2), unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above-described property in compliance with the "Barrier Maintenance Plan" (Exhibit D) dated August 14, 2003, that was submitted to the Wisconsin Department of Natural Resources by Northern Environmental on behalf of Frederick Nelson, as required by section NR 724.13(2), Wis. Adm. Code (1997).

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist as shown in Exhibit C (Figure 2) unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the

restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

Seal
Affixed

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 10 day of May, 2005.

Signature: *Cameron S. Isaacson*
Printed Name: Cameron S. Isaacson

Subscribed a.
Subscribed and sworn to my the above named Cameron S Isaacson, this May 10, 2005

Signature: *B. Isaacson*
Printed Name: Barbara Isaacson

Carey Petersilka
Carey Petersilka Exp.4/23/06

Subscribed and sworn to before me, the above named Barbara Isaacson this 9 day of May, 2005

Seal
Affixed

Jane Pleuff
Notary Public, State of *Wis*
My commission *3-8-2009*

This document was drafted by the Wisconsin Department of Natural Resources using information provided by Northern Environmental and Frederick Nelson.

VOL 929 PAGE 377
STATE BAR OF WISCONSIN FORM 11 - 1982
LAND CONTRACT
Individual and Corporate
(TO BE USED FOR ALL TRANSACTIONS WHERE OVER
\$25,000 IS FINANCED AND IN OTHER NON-CONSUMER
ACT TRANSACTIONS)

DOC#: 653222



Recorded
JULY 21, 2003 AT 01:46PM

MARILYN JADIN
REGISTER OF DEEDS
DOOR COUNTY, WI

Fee Amount: \$13.00
Transfer Fee: \$1125.00

Tract Indexed

Document Number

CONTRACT, by and between KATHRYN L. FERRELL, a single woman

("Vendor", whether one or more) and CAMERON S. ISAACSON and
BARBARA ISAACSON, husband and wife

("Purchaser", whether one or more). Vendor sells and agrees to convey to
Purchaser, upon the prompt and full performance of this contract by Purchaser,
the following property, together with the rents, profits, fixtures and other
appurtenant interests (all called the "Property"), in DOOR
County, State of Wisconsin:

Recording Area

Name and Return Address
REYNOLDS LAW OFFICE
207 S. 4TH AVE.
STURGEON BAY, WI 54235

002-21-0107

(Parcel Identification Number)

Lot Seven (7), and the North 48 1/2 feet of Lot Eight (8), in Block One (1), in the Plat of the Town of Baileys Harbor, being situated in Lot Three (3), Section Twenty (20), Township Thirty (30) North, Range Twenty-eight (28) East.

NOTE: MORTGAGES OF VENDOR WITH ASSOCIATED BANK AS SHOWN ON ATTORNEYS TITLE GUARANTY COMMITMENT # 10566486 DATED JUNE 30, 2002 WILL REMAIN FIRST LIENS UNTIL TIME OF SATISFACTION OF LAND CONTRACT.

WHZ
W-7

TRANSFER
\$1125.00
FEE

This IS NOT homestead property.
 (is not)

Purchaser agrees to purchase the Property and to pay to Vendor at BAILEYS HARBOR, WISCONSIN
the sum of \$ 900,000.00 in the following manner: (a) \$ 100,000.00
at the execution of this Contract; and (b) the balance of \$ 800,000.00, together with interest from date
hereof on the balance outstanding from time to time at the rate of 1.5 % percent per annum
until paid in full, as follows: \$100,000.00 PRINCIPAL & INTEREST ONE YEAR AFTER CLOSING
\$700,000.00 PRINCIPAL & INTEREST PAYMENT IN 10 EQUAL ANNUAL PAYMENTS OF
\$70,000.00 EACH BEGINNING TWO YEARS AFTER CLOSING AND CONTINUING UNTIL PAID IN FULL.

**INTEREST PAYMENTS ARE INCLUDED WITH PAYMENT OF PRINCIPAL WITH EACH
PAYMENT ALLOCATED BETWEEN PRINCIPAL AND INTEREST**

Provided, however, the entire outstanding balance shall be paid in full on or before the 21ST day of
JULY, 2014 (the maturity date).

Following any default in payment, interest shall accrue at the rate of _____ % per annum on the entire amount
in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire
principal balance).

Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably antici-
pated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor,
Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of
taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest
unless otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any
amount may be prepaid without premium or fee upon principal at any time after CLOSING (OR)
there may be no prepayment of principal without permission of Vendor.*

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long
as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated
as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been
made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds
of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser
for examination except: NONE

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall
be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitled to take possession of the Property on CLOSING

* Cross out one.

Purchaser promises to pay when due all taxes and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of \$ 800,000.00 but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except: MUNICIPAL AND ZONING ORDINANCES, RECORDED EASEMENTS FOR PUBLIC UTILITIES AND RECORDED BUILDING USE RESTRICTION AND COVENANTS, IF ANY

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of 30 days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed is a pledge or assignment of Purchaser's interest under this Contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Dated this 21 day of JULY, 2003

KATHRYN L. FERRELL Vendor
KATHRYN L. FERRELL Vendor

CAMERON S. ISAACSON Purchaser
BARBARA ISAACSON Purchaser

AUTHENTICATION

Signature(s)
authenticated this day of

ACKNOWLEDGMENT

STATE OF WISCONSIN)
DOOR COUNTY) ss.
Personally came before me this 21 day of JULY, 2003 the above named KATHRYN L. FERRELL, CAMERON S. ISAACSON, and BARBARA ISAACSON

Seal Affixed

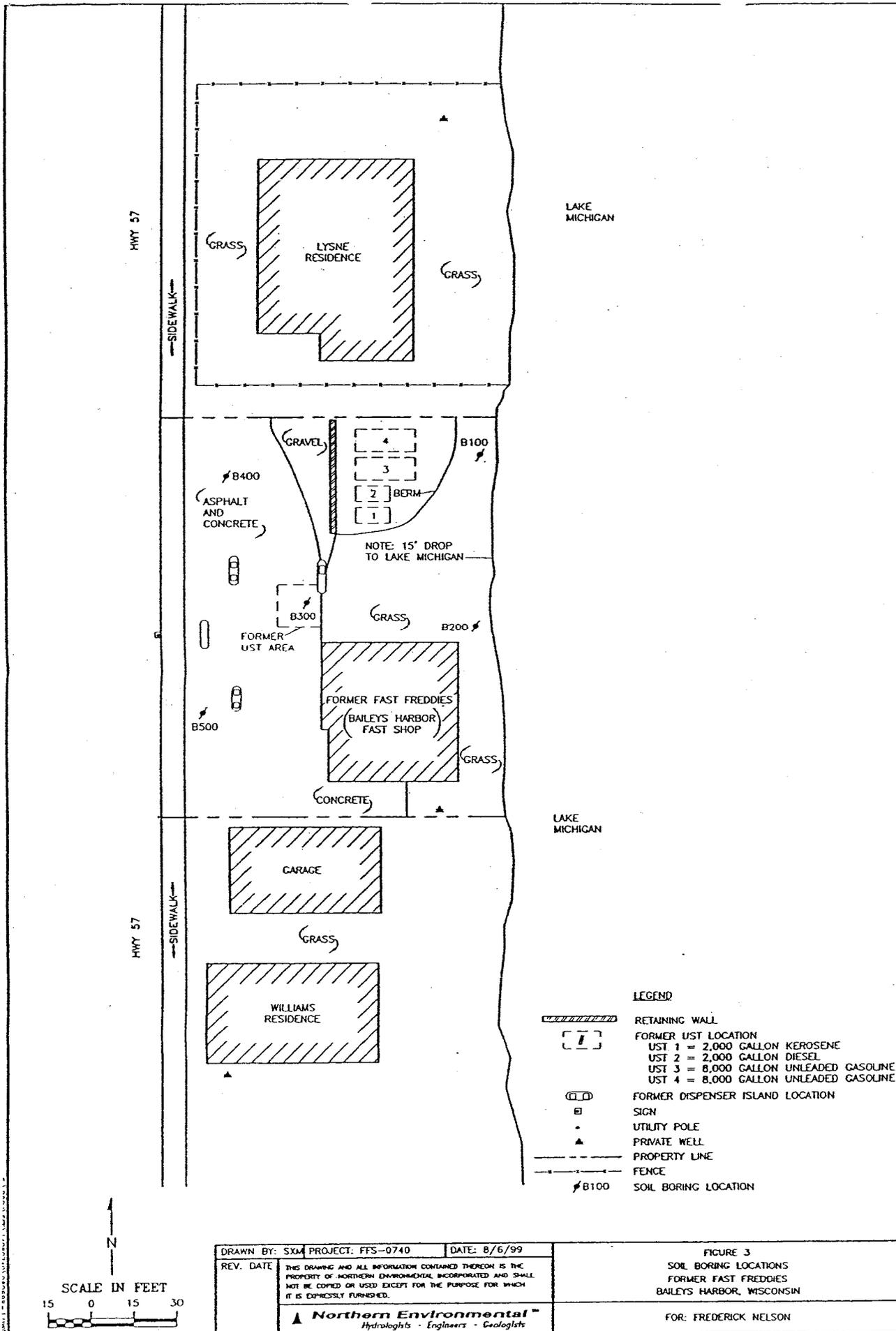
TITLE: MEMBER STATE BAR OF WISCONSIN (If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY ATTY. THOMAS S. REYNOLDS 207 S. 4TH AVE., STURGEON BAY, WI 54235

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same. THOMAS S. REYNOLDS Notary Public DOOR County, Wisconsin My Commission is permanent. (If not, state expiration date:)

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

* Names of persons signing in any capacity should be typed or printed below their signatures. LAND CONTRACT - Individual and Corporate - State Bar of Wisconsin Form No. 11 - 1982 Information Professionals Company, Fond du Lac, WI 800-655-2021



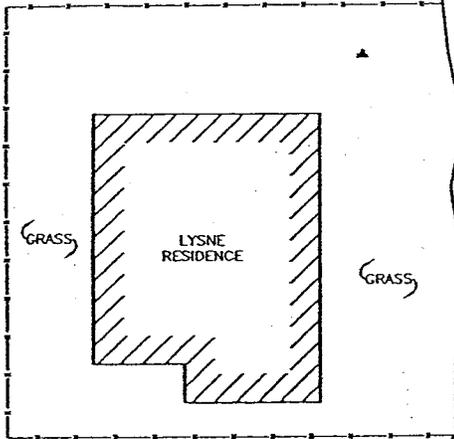
DRAWN BY: SXM	PROJECT: FFS-0740	DATE: 8/6/99
REV. DATE:	THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.	
 Northern Environmental™ Hydrologists - Engineers - Geologists		

HWY 57

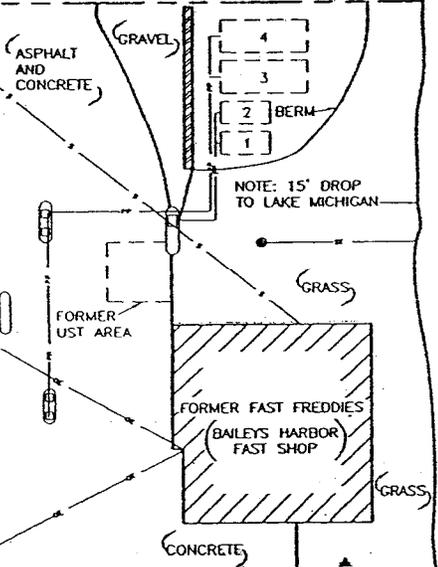
HWY 57

SIDEWALK

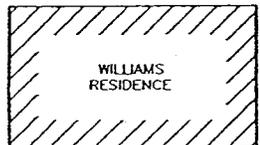
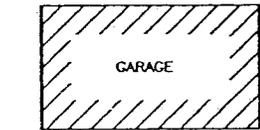
SIDEWALK



LAKE MICHIGAN



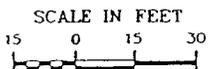
LAKE MICHIGAN



LEGEND

- RETAINING WALL
- FORMER UST LOCATION
 - UST 1 = 2,000 GALLON KEROSENE
 - UST 2 = 2,000 GALLON DIESEL
 - UST 3 = 8,000 GALLON UNLEADED GASOLINE
 - UST 4 = 8,000 GALLON UNLEADED GASOLINE
- FORMER DISPENSER ISLAND LOCATION
- SIGN
- UTILITY POLE
- CATCH BASIN
- PRIVATE WELL
- PROPERTY LINE
- FENCE
- FORMER PRODUCT PIPING
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- STORM SEWER LINE

N



DRAWN BY: SXM PROJECT: FFS-0740 DATE: 8/5/99

REV. DATE 9/7/99 THIS DRAWING AND ALL INFORMATION CONTAINED THEREIN IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.

Northern Environmental
Hydrologists - Engineers - Geologists

FIGURE 2
SITE LAYOUT
FORMER FAST FREDDIES
BAILEYS HARBOR, WISCONSIN

FOR: FREDERICK NELSON

August 14, 2003
(FFS03-1408-0740)



Ms. Cathy Rodda
Wisconsin Department of Natural Resources
101 N. Ogden Road
Post Office Box 208
Peshtigo, Wisconsin 54157

Re: Barrier Maintenance Plan, Former Fast Freddies, 7998 State Highway 57, Baileys Harbor,
Wisconsin, BRRTS# 03-15-185443

Dear Ms. Rodda:

On behalf of Frederick Nelson, Northern Environmental Technologies, Incorporated (Northern Environmental) is submitting a barrier maintenance plan as part of the case closure requirement for the property located at 7998 State Highway 57, Baileys Harbor, Wisconsin (the Site).

Maintenance Plan

The existing concrete barrier in the location of former ground-water monitoring well MW500 will be inspected on a quarterly basis by the Site owner. Paved areas will be examined for evidence of cracking, settling, potholes, erosion, and other damage. Damaged areas will be repaired within 30 days of discovery. A report describing the nature and extent of any damage to the barrier and subsequent repairs will be submitted to the Wisconsin Department of Natural Resources upon completion of these activities. Completed copies of written inspections will be maintained on-site. An example of the inspection form is enclosed.

We trust this information meets your needs. Please contact us at 920-592-8400 if you have any questions.

Sincerely,
Northern Environmental
Technologies, Incorporated

Nicole L. LaPlant
Geologist

Bruce D. Meissner, PG
Project Manager

NLL/amk
Enclosure

Quarterly Impermeable Barrier Inspection Report
7998 State Highway 57
Baileys Harbor, Wisconsin

Date: _____ Weather _____

Inspected By: _____

Observations of paved areas: _____

Signature: _____