

REVISED

1:11 pm, Aug 04, 2011

GIS REGISTRY INFORMATION

SITE NAME: Quam Property

BRRTS #: 03-15-195040 **FID # (if appropriate):**

COMMERCE # (if appropriate): 54235-2416-54

CLOSURE DATE: 09/14/2005

STREET ADDRESS: 148 N 3rd Ave

CITY: Sturgeon Bay

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 727301 Y= 488063

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: _____

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

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

IF YES, STREET ADDRESS 1: _____

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

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter or denial letter issued	x
Copy of 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
Copy of any maintenance plan referenced in the deed restriction.	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

September 14, 2005

Mr. Carlton Quam
2186 S. Lake Michigan Drive
Sturgeon Bay, WI 54235

RE: Final Closure

Commerce # 54235-2416-54 WDNR BRRTS # 03-15-195040
Quam Property, 154 N. 3rd Ave., Sturgeon Bay

Dear Mr. Quam:

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) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk".

Robert H. Klauk
Hydrogeologist
Site Review Section

cc: James Rabideau - Bay Environmental Strategies, Inc.
Case File



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

September 1, 2005

Mr. Carlton Quam
2186 S. Lake Michigan Drive
Sturgeon Bay, WI 54235

RE: **Conditional Case Closure**

Commerce # 54235-2416-54 **WDNR BRRTS # 03-15-195040**
Quam Property, 154 N. 3rd Ave., Sturgeon Bay

Dear Mr. Quam:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure, prepared by Bay Environmental Strategies, 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 of the abandonment (WDNR Abandonment Form 3300-5B) of temporary monitoring well GP-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) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk".

Robert H. Klauk
Hydrogeologist
Site Review Section

cc: James Rabideau - Bay Environmental Strategies, Inc.
Case File

DOCUMENT NO.

467120

VOL 409 PAGE 247

WARRANTY DEED
STATE OF WISCONSIN—FORM 9

THIS SPACE RESERVED FOR RECORDING DATA
467120

RECORDED
Time 9:45 a.m.

DEC 26 1986

Jessie Meyer
REGISTER OF DEEDS
DOOR COUNTY, WIS.
by

BANK OF STURGEON BAY
STURGEON BAY, WIS.

6200
400

THIS INDENTURE, Made by Herbert W. Johnson,
a widower

grantor of Door County, Wisconsin,
hereby conveys and warrants to Carlton D. Quam and
Marianne G. Quam, his wife as joint tenants

grantee S of
Door County, Wisconsin for the sum of
\$1.00 and other good and valuable consideration

the following tract of land in Door County,
Wisconsin:

Lot Five (5), Block Fifteen (15), City of Sturgeon Bay, Wisconsin.

WHZ
W-2
TRANSFER
\$625
FEE

In Witness Whereof, the said grantor... has hereunto set his hand and seal... this
23rd day of December, A. D., 1986

SIGNED AND SEALED IN PRESENCE OF

Herbert W. Johnson (SEAL)
Herbert W. Johnson (SEAL)

_____ (SEAL)
_____ (SEAL)

State of Wisconsin, Door County } Personally came before me, this 23rd day of December, A. D., 1986,
the above named Herbert W. Johnson, a widower

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

THIS INSTRUMENT WAS DRAFTED BY



HERBERT W. JOHNSON, Atty.
Sturgeon Bay, WI 54235

Notary Public, Door County, Wis.
commission (expires) 9/25/88

5722SS1 V5R3M0 040528 Print Key Output DC400

08/12/05 Page 1
15:53:19

Display Device : DSP23
User : PUB

8/12/05 15:51:33

ASSESSMENT INQUIRY INQ091
2811085150500 R 2005
Geo.Loc: 15 281 4 27 26 06 4 04 000

N 148 3RD N AV
QUAM, CARLTON D & MARIANNE
MAIL TO:

QUAM
CARLTON D & MARIANNE

2186 S LAKE MICHIGAN DR
STURGEON BAY WI 54235

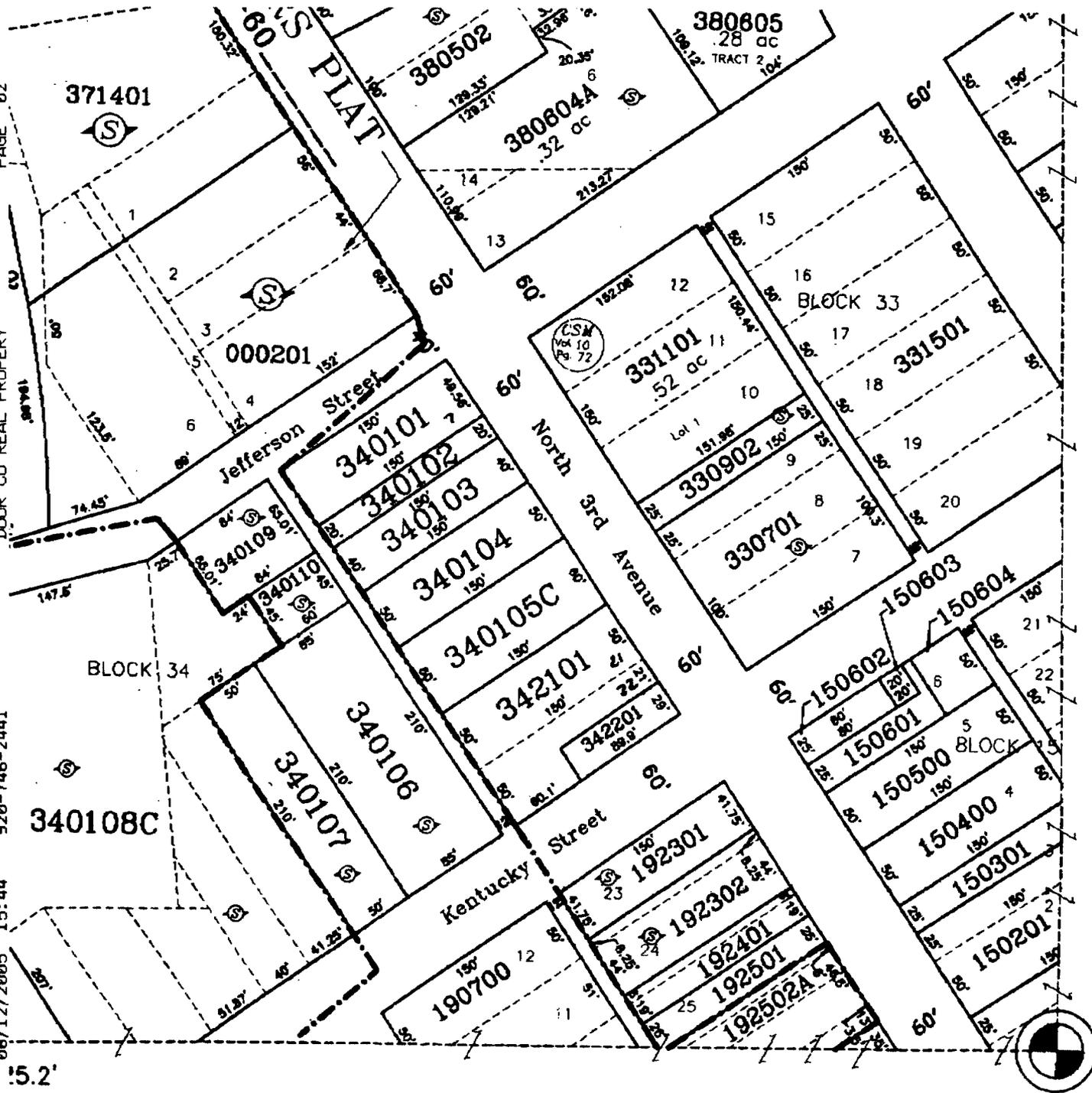
0644
LEGAL DESCRIPTION
06 27 26 AC .00
ASSESSOR'S MAP
LOT 5 BLK 15
V 409 P 247 DEED

CODE	ACRES	LAND	IMPROVE	TOTAL
L2	.18	64500	168500	233000

BILL NO:
COMMENTS

TOTALS .18 64500 168500 233000

F3-Exit F5-Owners F7-Tax Detail F8-Legal F9-Directory
F11-Districts F12-Previous Screen F17-Fire#
F21-Geo Location F6-Vol/Page Detail



See Map 0533

Real

For Symbology and Linetype

LAST UPDATED: 28 May, 20

NOTE: This map is only an
 and is limited to the
 substitute for an act
 and local assessor's

Described parcels are
 Source information from
 surveys, and maps have
 mapped by Ruckert &

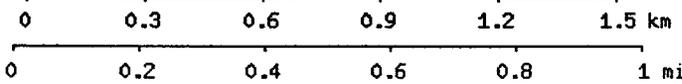
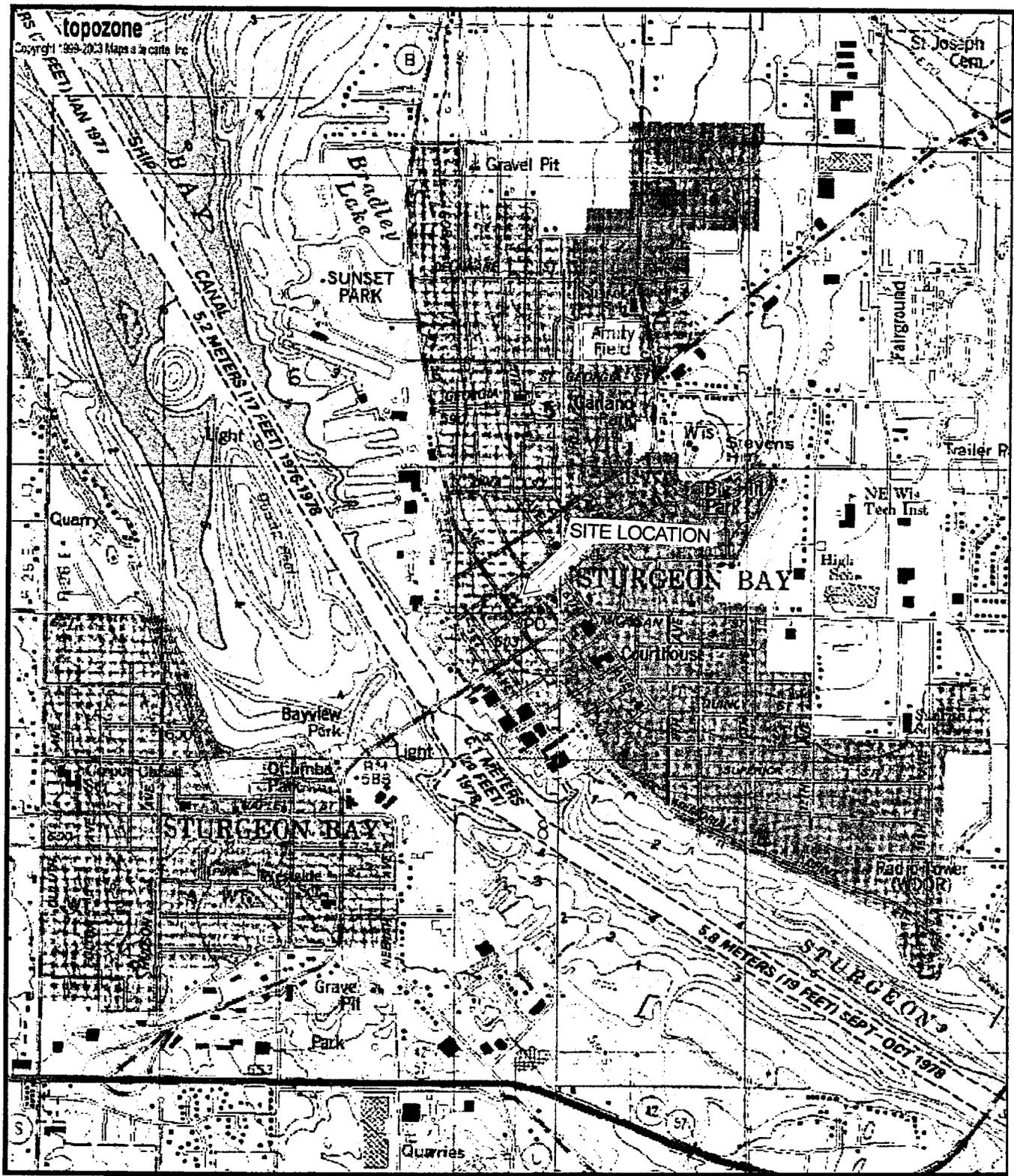
Digital File Format:
 Coordinate System:
 For More Information
 28L/06272544

1 Total Records[<--- Back to Results](#)

Parcel ID No:	Tax Record
1/4-1/4 Location:	2811085150500
Sec-Town-Range:	SE 1/4 of SE 1/4
Municipality:	06-27-26
First Name:	CITY OF STURGEON BAY
Last Name:	CARLTON D & MARIANNE
Title:	QUAM
Mail Address1:	2186 S LAKE MICHIGAN DR
Mail Address2:	
City:	STURGEON BAY
State:	WI
Zip:	54235
Building Number:	148
Street Name:	3RD N AV
School District:	ST BAY
Tax District:	
Recorded Vol./Page:	409/247
Valuation Year:	2005
Land Value:	64500
Forest Value:	0
Improved Value:	168500
Acres:	0
Tax Year:	2004
Real Estate Tax:	4643
Special Tax:	0
Forest Tax:	0
Est Fair Market Val:	237852
Tax Exempt:	
Legal Descript:	ASSESSOR'S MAP
.. Line 2:	LOT 5 BLK 15
.. Line 3:	
.. Line 4:	
.. Line 5:	
.. Last Line:	
2nd Owner:	
- Lastname:	
3rd Owner:	
- Lastname:	
4th Owner:	
- Lastname:	
5th Owner:	
- Lastname:	
Other Owner(s):	

[Return to Layer List](#)

Figure 1 - Site Location map

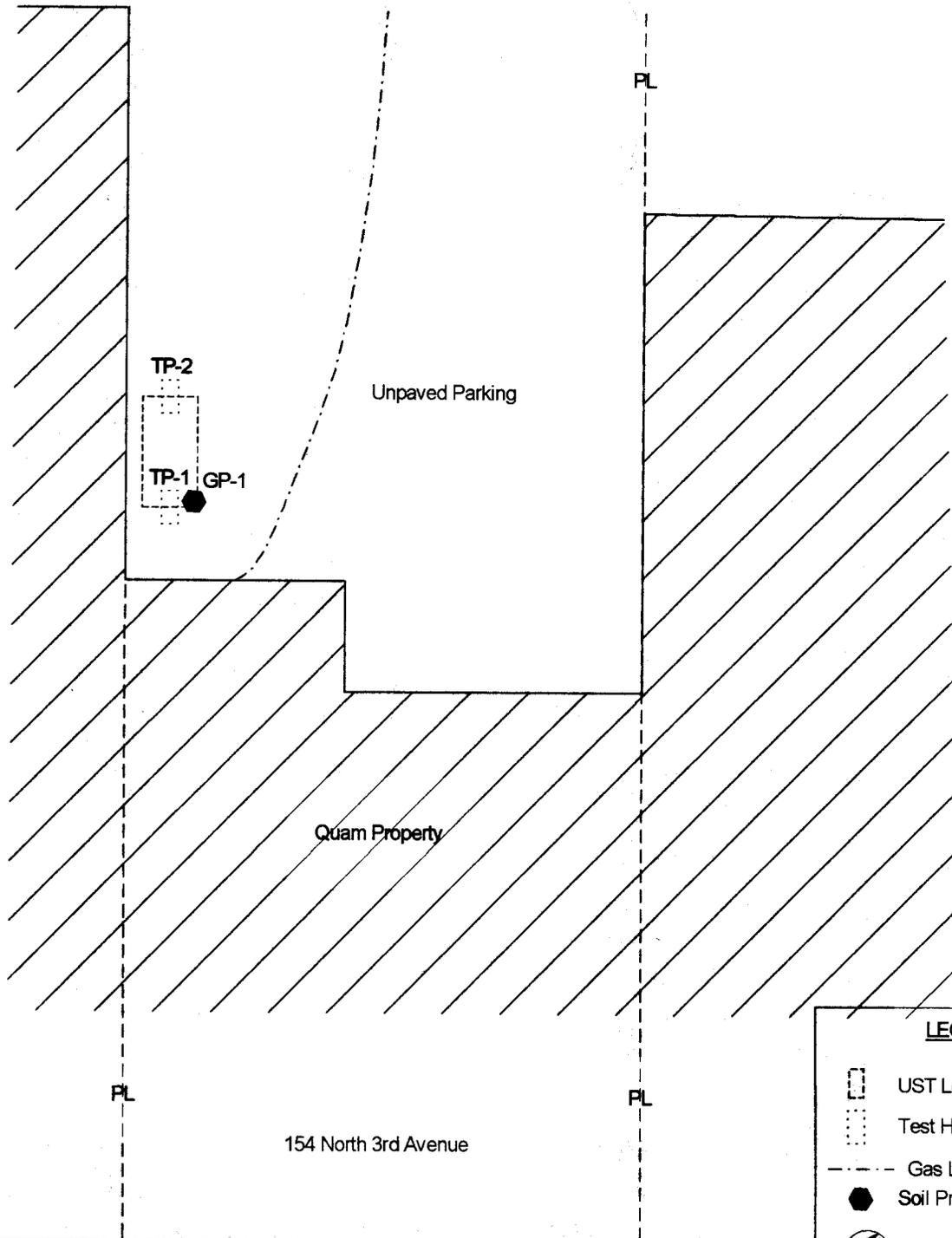


Map center is UTM 16 470193E 4964781N (WGS84/NAD83)
Sturgeon Bay West quadrangle - TopoZone Pro elevation display
Projection is UTM Zone 16 NAD83 Datum

M=-3.923
G=-0.266

Quam Property

Aley



LEGEND

-  UST Location
-  Test Hole Location
-  Gas Line
-  Soil Probe/Well



FIGURE 2
Site Plot Plan

Carl Quam Property
Sturgeon Bay, Wisconsin

Scale: 1" = 20' Date: December 8, 2003

Prepared By: Bay Environmental Strategies, Inc.

North 3rd Avenue

**Carl Quam Property
Table 1: Summary of Soil Analytical Data**

Sample	Boring Depth	Sampling Date	DRO (mg/kg)	VOCs (ug/kg)										
				MTBE	Benzene	Toluene	Ethylbenzene	M/P-xylene	Ortho-xylene	Total Xylenes	1,3,5-TMB	1,2,4-TMB	Total TMBs	Naphthalene
TP-1	2-4'	10/21/2003	10	<15	<12	<14	<15	<28	<15	nd	<14	<13	nd	160
	7-8'		49	<15	<12	<14	<15	<28	<15	nd	[44]	<13	[44]	150
	9'		62	<15	<12	<14	<15	<28	<15	nd	<14	<13	nd	110
TP-2	2-4'	10/21/2003	16	<15	<12	50	<15	<28	<15	nd	<14	<13	nd	74
	7-8'		33	<15	<12	<14	<15	<28	<15	nd	<14	<13	nd	<18
	9'		15	<15	<12	<14	<15	<28	<15	nd	<14	<13	nd	90
<i>SS-1</i>	<i>7/21/1998</i>	<i>3,900</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>
NR 720.09 RCLs				100	5.5	1500	2900			4100				
NR 746.06 Table 1					8500	38000	4600			42000	11000	83000		2900
NR 746.06 Table 2*					1100									

*Apply only to those samples within four feet of surface

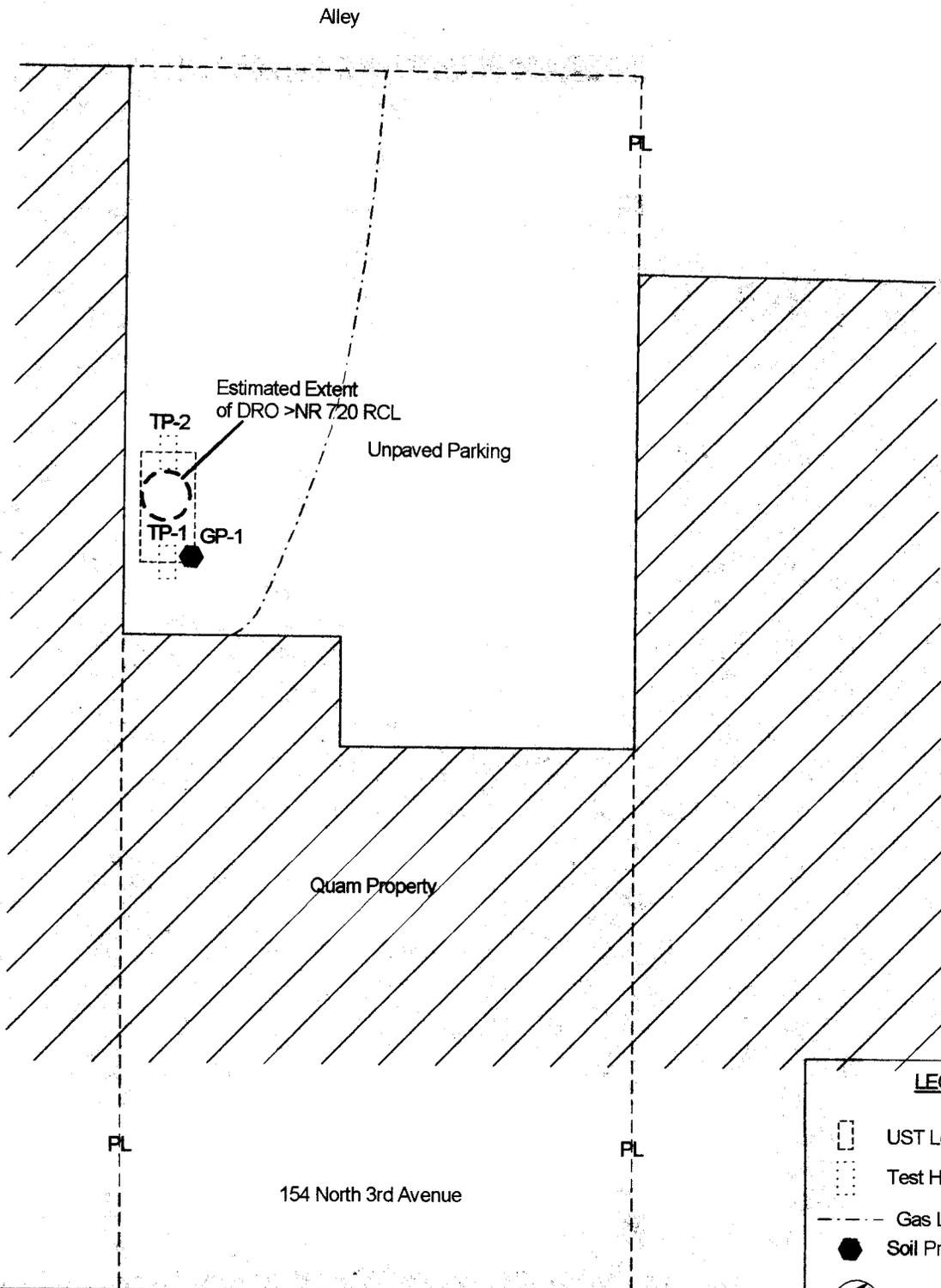
Bold Font: NR 140 ES exceedance

Italics: NR 140 PAL exceedance

nd: no detect

[text] = results greater than the LOD but less than or equal to the LOQ are within a region of "Less-Certain Quantification"

NA: Not Analyzed



North 3rd Avenue

LEGEND	
	UST Location
	Test Hole Location
	Gas Line
	Soil Probe/Well
	
FIGURE 2 Site Plot Plan	
Carl Quam Property Sturgeon Bay, Wisconsin	
Scale: 1" = 20'	Date: December 8, 2003
Prepared By: Bay Environmental Strategies, Inc.	

I, Mr. Carl Quam, believe that the deed for the Quam Property (WDNR BRRTS #03-15-195040) attached is complete and accurate.

Carlton D Quam
Mr. Carl Quam- Owner

08-24-05
Date