

# GIS REGISTRY

## Cover Sheet

May, 2008  
(RR 5367)

### Source Property Information

BRRTS #: 03-15-258652

ACTIVITY NAME: Muckian Oil

PROPERTY ADDRESS: 518 South Oxford Road

MUNICIPALITY: Sturgeon Bay

PARCEL ID #: 281-64-76000814

CLOSURE DATE: Oct 1, 2008

FID #:

DATCP #:

COMM #: 54235194018

#### \*WTM COORDINATES:

X: 727137 Y: 486679

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

#### WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

#### Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

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

Soil Contamination > \*RCL or \*\*SSRCL  
or Direct Contact > 4 ft (232)

Contamination in ROW

Off-Source Contamination

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

#### Land Use Controls:

Soil: maintain industrial zoning (220)

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

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

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

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic  
development corporation)*

Monitoring wells properly abandoned? (234)

Yes

No

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="Bernice Mathison"/>	<input type="text" value="2816476000812"/>	<input type="text" value="727132"/>	<input type="text" value="486712"/>
<input type="text" value="B"/>	<input type="text" value="DDT Investments"/>	<input type="text" value="2816476000808A"/>	<input type="text" value="727150"/>	<input type="text" value="486719"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

BRRTS #:  PARCEL ID #:

ACTIVITY NAME:  WTM COORDINATES: X:  Y:

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

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

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

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1**                      **Title: Site Location Map**
  - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Muckian Oil Site Map**
  - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Muckian Oil Site Map**

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ACTIVITY NAME: Muckian Oil

**MAPS (continued)**

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

**Figure #: 4a**                      **Title: West - East Geologic Cross Section**

**Figure #:**                      **Title:**

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

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

**Figure #: 2**                      **Title: Muckian Oil Site Map**

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

**Figure #: 2**                      **Title: Muckian Oil Site Map**

**Figure #: 6**                      **Title: Muckian Oil Site Map (05-14-01)**

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

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

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

**Table #:**                      **Title: Soil Sampling Results Muckian Oil 518 S. Oxford Drive, Sturgeon Bay**

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

**Table #: 1**                      **Title: Groundwater Data for Muckian Oil**

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

**Table #:**                      **Title: Muckian Oil - Groundwater Elevations**

**IMPROPERLY ABANDONED MONITORING WELLS**

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

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

- Not Applicable**

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

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

**Figure #: 2**                      **Title: Muckian Oil Site Map**

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

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

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

BRRTS #: 03-15-258652

ACTIVITY NAME: Muckian Oil

## NOTIFICATIONS

### Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

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

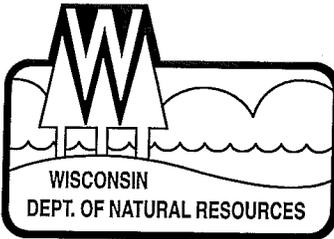
- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

**Number of "Off-Source" Letters: 2**

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

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

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



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, 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

October 1, 2008

Mr. Parker Drescher  
Baylake Bank  
301 North Adams Street, Suite 110  
Green Bay, WI 54301

SUBJECT: Final Case Closure  
Muckian Oil, 518 South Oxford Road, Sturgeon Bay, Wisconsin  
WDNR BRRTS Activity #: 03-15-258652

Dear Mr. Drescher:

On August 18, 2008, the Wisconsin Department of Natural Resources Northeast Region Closure Committee reviewed your request for closure of the case described above. The Northeast Region Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. On August 26, 2008, you were notified that the Closure Committee had granted conditional closure to this case.

On September 30, 2008, the Department received correspondence indicating that you have complied with the requirements of closure (submittal of a complete GIS registry packet, monitoring well abandonment and soil/water disposal documentation).

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wisconsin Administrative 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.

### GIS Registry

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

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Groundwater contamination is present above Chapter NR 140 enforcement standards.
- One or more monitoring wells were not located and must be properly abandoned if found.

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

#### Remaining Residual Soil Contamination

Residual soil contamination remains at former soil sample location "C" as indicated in the information submitted to the Department of Natural Resources. If soil in the specific location described above is excavated in the future, then pursuant to ch. NR 718 or, if applicable, ch. 289, Stats., and chs. 500 to 536, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

#### Remaining Residual Groundwater Contamination

Groundwater impacted by petroleum-related contamination greater than enforcement standards set forth in ch. NR140, Wis. Adm. Code, is present both on the contaminated property and off the contaminated property. Off-property owners have been notified of the presence of groundwater contamination. For more detailed information regarding the locations where groundwater samples have been collected (i.e., monitoring well locations) and the associated contaminant concentrations, refer to the Remediation and Redevelopment Program's GIS Registry at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

#### Monitoring Wells that Could Not be Properly Abandoned

On September 22, 2008, your consultant OMNI Associates notified the Department that monitoring wells BR-11 and BR-13 located on the DDT Investments Property could not be properly abandoned because they had been lost. Your consultant has made a reasonable effort to locate the lost wells to determine whether they were properly abandoned but has been unsuccessful in those efforts. You need to understand that in the future you may be held liable for any problems associated with monitoring wells BR-11 and BR-13 if they create a conduit for contaminants to enter groundwater. If in the future any of the lost groundwater monitoring wells are found, the current owner of the subject property will be required to notify the Department and to properly abandon the wells in compliance with the requirements in ch. NR 141, Wis. Adm. Code, and to submit the required documentation of that abandonment to the Department.

Because these lost monitoring wells were not properly abandoned, your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites.

---

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

Sincerely,

A handwritten signature in cursive script that reads "Kristin DuFresne".

Kristin DuFresne  
Hydrogeologist  
Bureau for Remediation & Redevelopment

ec: Dave Fries, OMNNI Associates  
DDT Investments  
P.O. Box 227, Sturgeon Bay, WI 54235  
Bob Klauk, Department of Commerce



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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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

August 26, 2008

Mr. Park Drescher  
Baylake Bank  
301 North Adams Street, Suite 110  
Green Bay, WI 54301

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure  
Muckian Oil, 518 South Oxford Road, Sturgeon Bay, Wisconsin  
WDNR BRRTS Activity # 03-15-258652

Dear Mr. Drescher:

On August 18, 2008, the Wisconsin Department of Natural Resources Northeast Region Closure Committee reviewed your request for closure of the case described above. The Northeast Region Closure 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 Closure Committee has determined that the petroleum contamination on the site from the former bulk plant appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

Your site has been approved for closure with a listing on the groundwater GIS registry for BR-2, BR-3, BR-5, BR-6, BR-11, MW-2 (lost) and MW-3 and the soil GIS registry for Sample C. In effort to complete the GIS registry process for the Muckian Oil site, please provide the Department with the information highlighted on the attached forms.

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 Kristin DuFresne on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

Any remaining purge water, 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. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

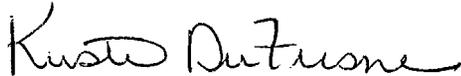
When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement. 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 the 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 to the environment.

We appreciate 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,

A handwritten signature in cursive script that reads "Kristin DuFresne".

Kristin DuFresne  
Hydrogeologist  
Bureau for Remediation & Redevelopment

Enclosure

cc: Dave Fries, OMNNI Associates  
Bob Klauk, Department of Commerce

State Bar of Wisconsin Form 5-2003  
**PERSONAL REPRESENTATIVE'S DEED**

DOC#: 710216



Recorded  
SEP. 12, 2007 AT 02:18PM

CAREY PETERSILKA  
REGISTER OF DEEDS  
DOOR COUNTY, WI

Fee Amount Paid: \$13.00

Tract Indexed

Recording Area

Name and Return Address

Attorney Ralph F. Herlache  
118 N. Fourth Avenue  
Sturgeon Bay, WI 54235

Document Number

Document Name

**THIS DEED**, made between Baylake Bank

as Personal Representative of the estate of Vivian Muckian Estate

("Decedent"), ("Grantor," whether one or more), and Vivian Muckian Revocable Trust dated 2/16/2004

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Door County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

SEE ATTACHED LEGAL

\*EXEMPT s. 77.25(11)

281-64-76000814

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated September 12, 2007.

PERSONAL REPRESENTATIVE:

Baylake Bank

(SEAL)

BY:

(SEAL)

\* Park M. Drescher

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )

) ss.

DOOR COUNTY )

Seal  
Affixed

Personally came before me on SEPT. 12, 2007,  
the above-named Park M. Drescher

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

Nicholas J. Vogel  
\* NICHOLAS J. VOGEL

Notary Public, State of WISCONSIN

My commission (is permanent) (expires: 4/5/2009)

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_

authorized by Wis. Stat. § 706.06 )

THIS INSTRUMENT DRAFTED BY:

Atty. Ralph F. Herlache

118 N. Fourth Ave., Sturgeon Bay, WI 54235

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

PERSONAL REPRESENTATIVE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 5-2003

\*Type name below signatures.

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A tract of land in Subdivision Number Seventy-six (76), City of Sturgeon Bay, Section Number Seven (7), Township Number Twenty-seven (27), North of Range Number Twenty-six (26) East, more particularly described as follows: Beginning on the east line of the Clay Banks road at a point one hundred sixteen and five tenths (116.5) feet South of the South line of Jacobs street, thence Northeasterly parallel with said Jacobs Street a distance of one hundred sixty eight (168) feet to a point, thence Southeasterly a distance of eighty three and five tenths (83.5) feet to a point, thence Northeasterly parallel with said Jacobs Street One hundred (100) feet to the west line of A. & W. R.W. thence Southeasterly along said Railroad a distance of one hundred (100) feet to a point, thence Southwesterly parallel with said Jacobs Street a distance of Two hundred thirty (230) feet, more or less, to the East line of said Clay Banks Road, thence Northwesterly along said east line a distance of one hundred eighty seven (187) feet, more or less, to the point of beginning, EXCEPT that tract of land described in 60 Deeds 269, Door County, Register of Deeds office.

A tract of land in Lot Eight (8), Subdivision 76, City of Sturgeon Bay, Door County, Wisconsin more particularly described as starting at the point of intersection of the Easterly line of South Oxford Avenue with the Southerly line of Thorn Street, thence Southeasterly along the Easterly line of South Oxford Avenue a distance of 141.5 feet to the point of beginning of the tract to be described; thence Northwesterly along the Easterly line of South Oxford Avenue a distance of 16 ½ feet; thence Northeasterly parallel to Thorn Street a distance of 150 feet; thence Northwesterly parallel to South Oxford Avenue a distance of 25 feet; thence Northeasterly parallel to Thorn Street, to a point of intersection with the Westerly side of the Annappe and Western right-of-way; thence Southerly along the Westerly side of said right-of-way 100 feet; thence Southwesterly parallel to Thorn Street 100 feet; thence Northwesterly parallel to South Oxford Avenue a distance of 33 ½ feet more or less to a point of intersection with a line extended Northeasterly from the point of beginning and parallel to Thorn Street; thence Southwesterly parallel to Thorn Street to the point of beginning.





GREEN BAY AREA FINANCIAL CENTERS:

Ashwaubenon Financial Center 960 Hansen Road, Green Bay, WI 54304 (920) 491-9955  
Bay Settlement Financial Center 2260 Bay Settlement Road, Green Bay, WI 54311 (920) 468-0900  
Downtown Green Bay City Center 301 N. Adams, Green Bay, WI 54301 (920) 430-9800  
Howard Financial Center 2450 Velp Avenue, Suite 101, Green Bay, WI 54303 (920) 434-5400  
I-43 Financial Center 920 Huron Road, Green Bay, WI 54311 (920) 468-2500  
Ledgeview Financial Center 1395 S. Broadway, De Pere, WI 54115 (920) 983-7600  
Seymour Financial Center 106 E. State Road 54, Seymour, WI 54165 (920)833-2288  
Suamico Financial Center 2502 Lineville Road, Green Bay, WI 54313 (920) 434-1000  
West De Pere Financial Center 1450 Scheuring Road, De Pere, WI 54115 (920) 336-6360

March 26, 2008

Mr. Dave Fries, P.G.  
OMNNI Associates, Inc.  
One Systems Drive  
Appleton, Wisconsin 54914 - 1654

**Re: Muckian Oil Company Property  
518 Oxford Avenue, Sturgeon Bay, Wisconsin  
Tax Parcel No. 281-64-76000814**

Dear Dave:

Following up on our telephone conversation this morning, I am enclosing the following documents for inclusion in the GIS registration packet:

- Plat of Survey prepared by Mr. Stephen P. Meneau dated March 10, 2008 and
- Personal Representative's Deed dated September 12, 2007

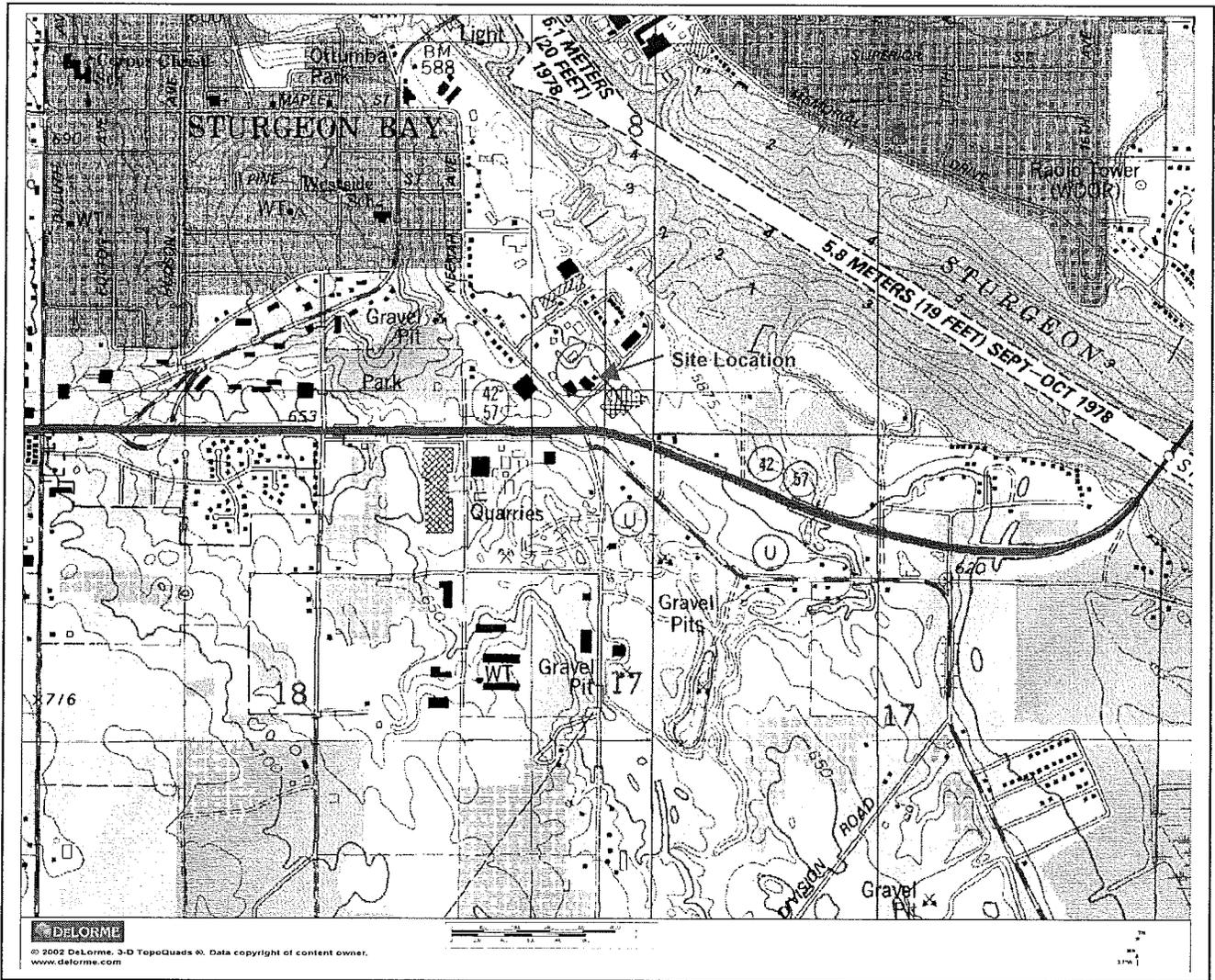
As we discussed this morning, I spoke with Peninsula Title and the new legal description in the Plat of Survey dated March 10, 2008, when recorded, will apparently indicate that it is pursuant to the Plat of Survey prepared by Mr. Stephen P. Meneau dated March 10, 2008 and that the tract was formally known and described as indicated in the old legal description referenced in the Personal Representative's Deed dated September 12, 2007. To the best of my knowledge, the description in the most recent Plat of Survey prepared by Mr. Stephen P. Meneau dated March 10, 2008 is accurate. If the Plat of Survey is sufficient to register the site, please let me know.

If you have any questions or require any further information necessary for site registration, please do not hesitate to contact me at your earliest convenience. Thank you for your assistance.

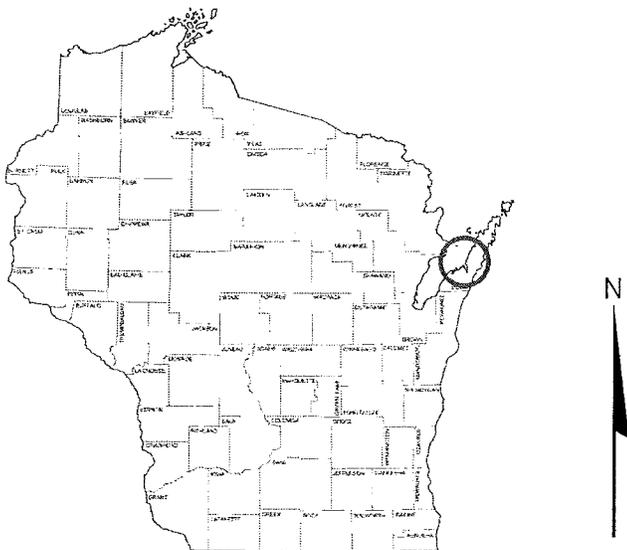
Very truly yours,

Park M. Drescher  
Assistant Vice-President and Trust Officer  
Baylake Bank Trust and Asset Management  
920.431.3607

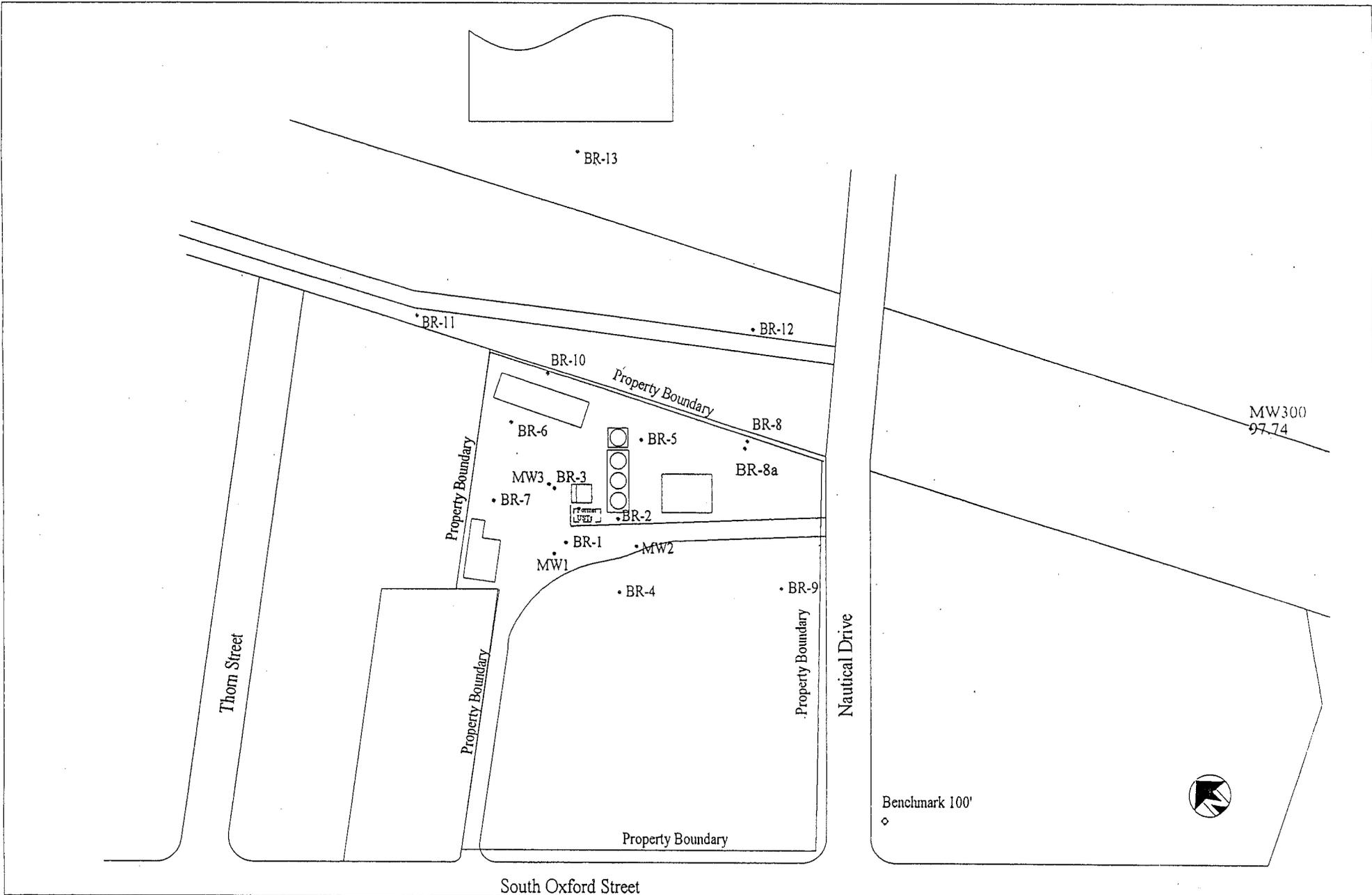
Enclosures



Source: 2000 DeLorme Topo  
Tools



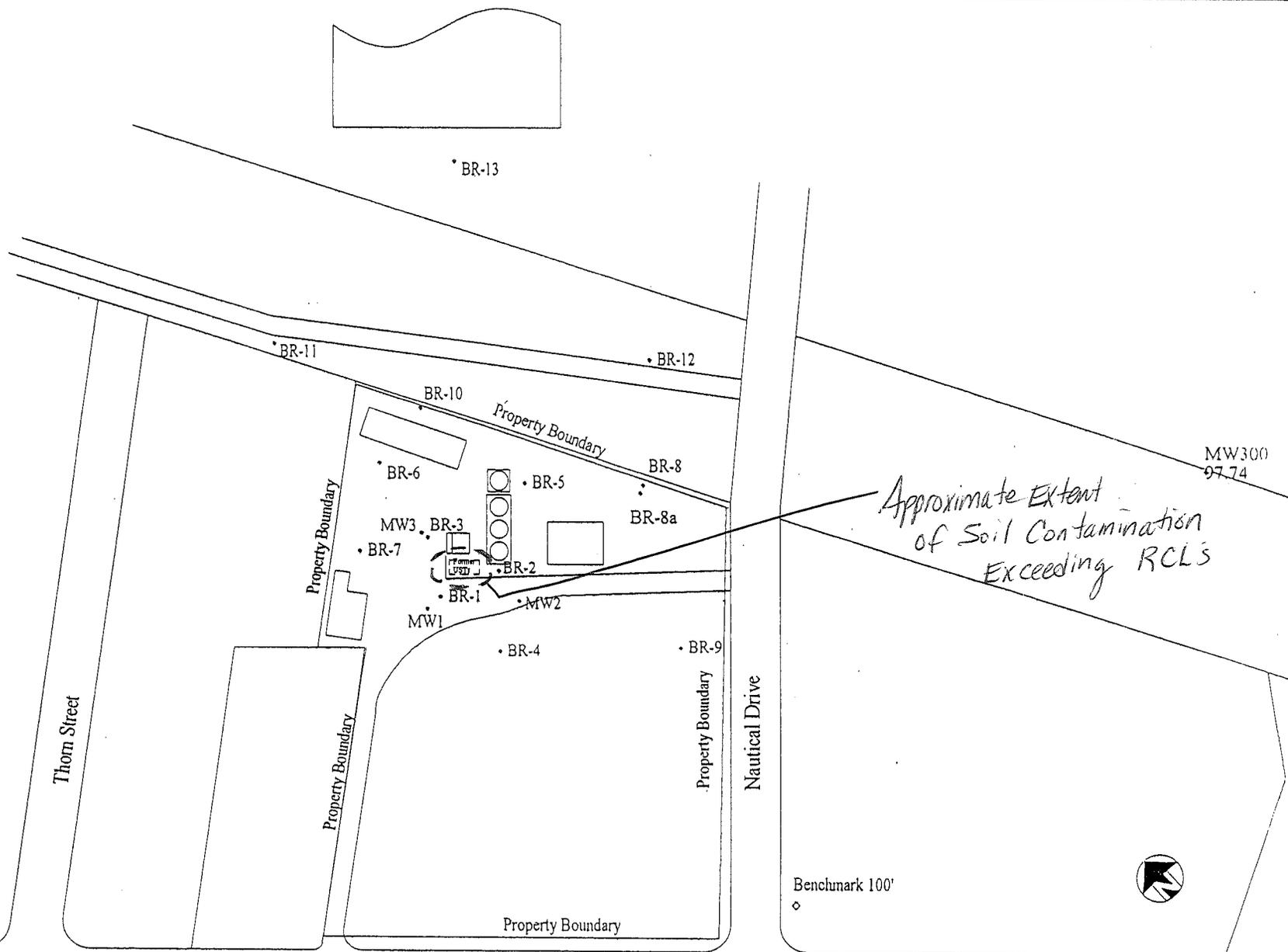
<p>Figure 1 Site Location Map</p>	
<p>Former Muckian Oil 518 S. Oxford Avenue, Sturgeon Bay, WI WTM91 727157, 486659</p>	
	<p>Project Number: N1947A07</p>
	<p>Date: 3/4/08</p>
<p>One Systems Drive, Appleton, Wisconsin 54914-1654 Phone: (920) 735-6900 Fax: (920) 830-6100</p>	



Source:  
 Environmental Assessments, Inc.  
 P.O. Box 9127  
 Appleton, WI 54911  
 (920)749-9746

Muckian Oil Site Map  
 Showing General Site Features

Figure 2  
 Scale: 1" = 80'  
 Drawn By: MJJ/Modified By: VAF



Modified by OMNI Associates, Inc

Source:

Environmental Assessments, Inc.  
 P.O. Box 9127  
 Appleton, WI 54911  
 (920)749-9746

South Oxford Street

Muckian Oil Site Map  
 Showing General Site Features

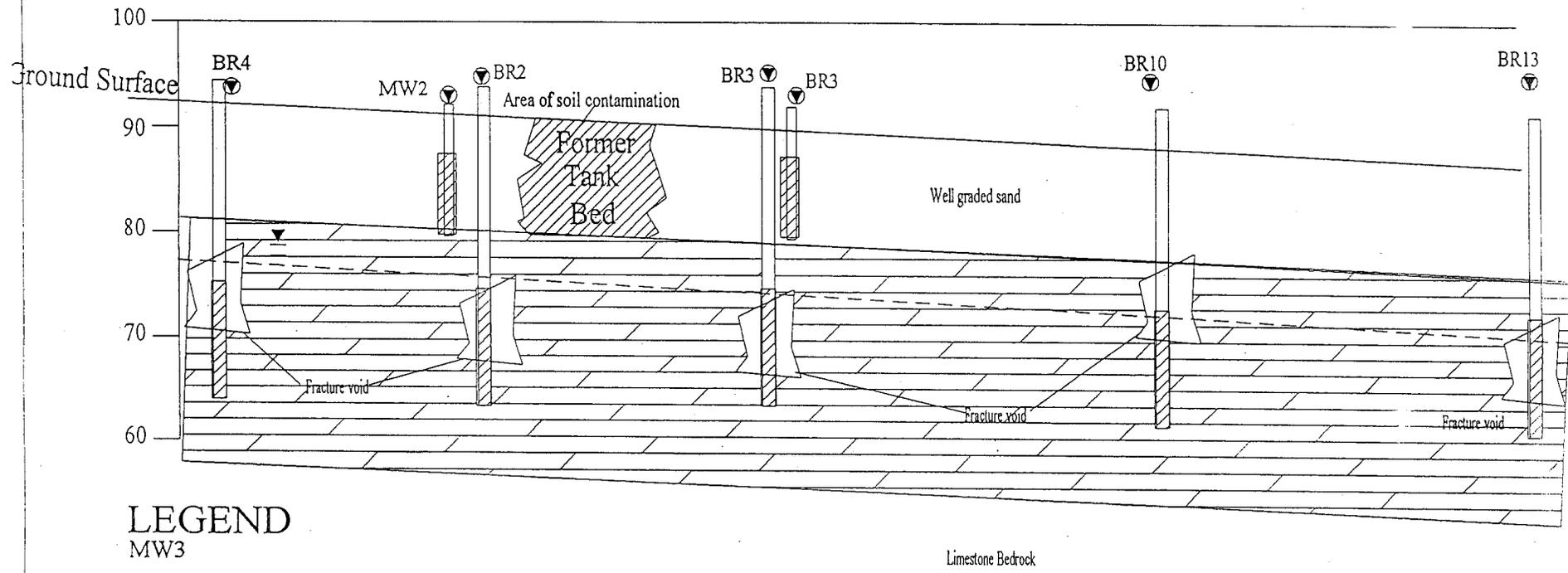
Figure 2

Scale: 1" = 80'

Drawn By: MJJ/Modified By: VAF

A

A'



**LEGEND**

MW3

- Groundwater Monitoring Well
- ▬ Groundwater Table

Environmental Assessments, Inc  
 P.O. Box 9127  
 Appleton, WI 54911  
 (920) 749-9746 Fax (920) 749-9748

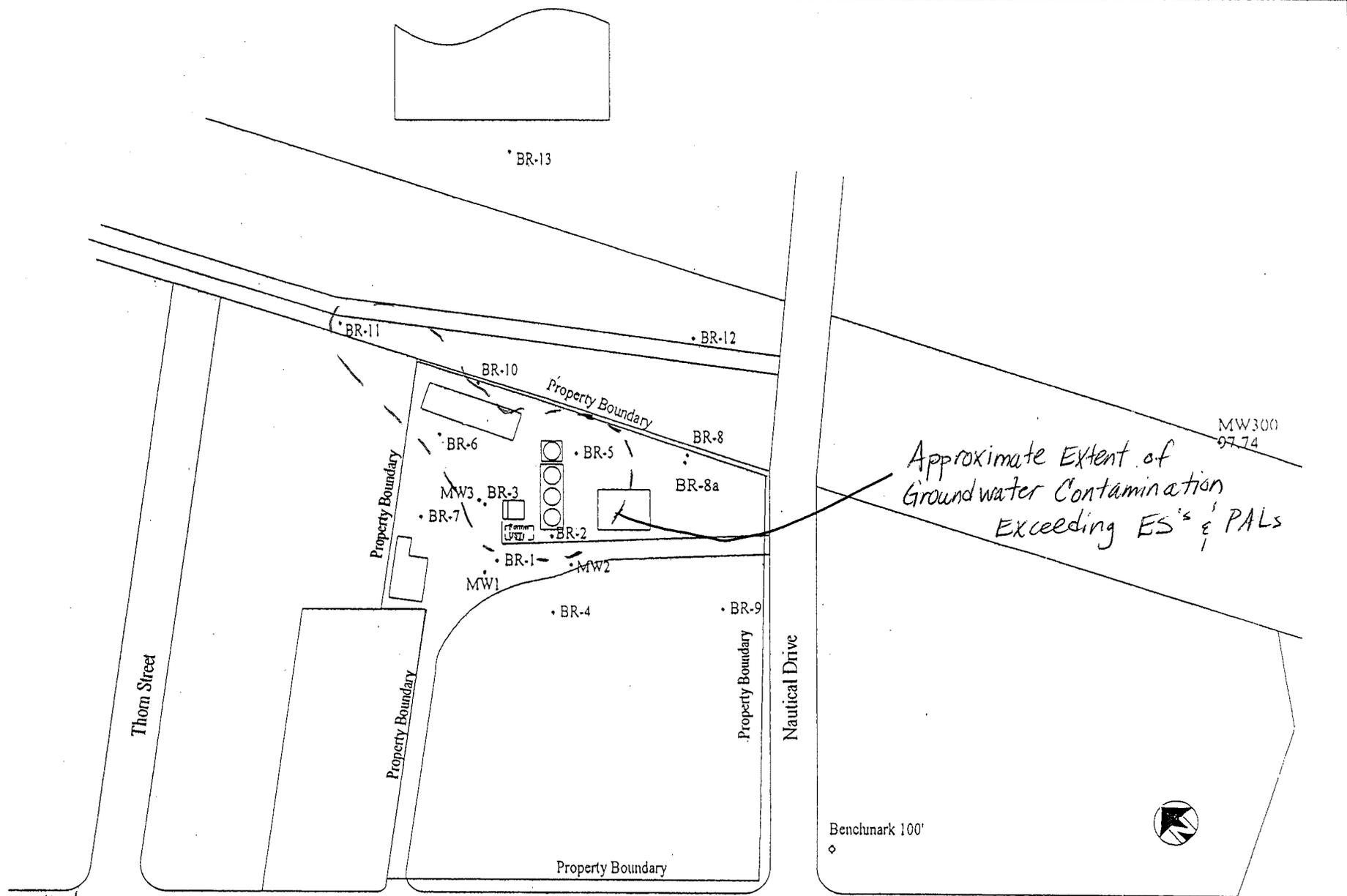
Title:  
 West - East  
 Geologic Cross Section

Project:  
 Muckian Oil  
 518 S. Oxford Drive  
 Sturgeon Bay, WI

Figure # 4a

Horizontal Scale: 1" = 15'  
 Vertical Scale as Indicated on Drawing

Drafted By: VAF



Modified by OMNI Associates, Inc.

South Oxford Street

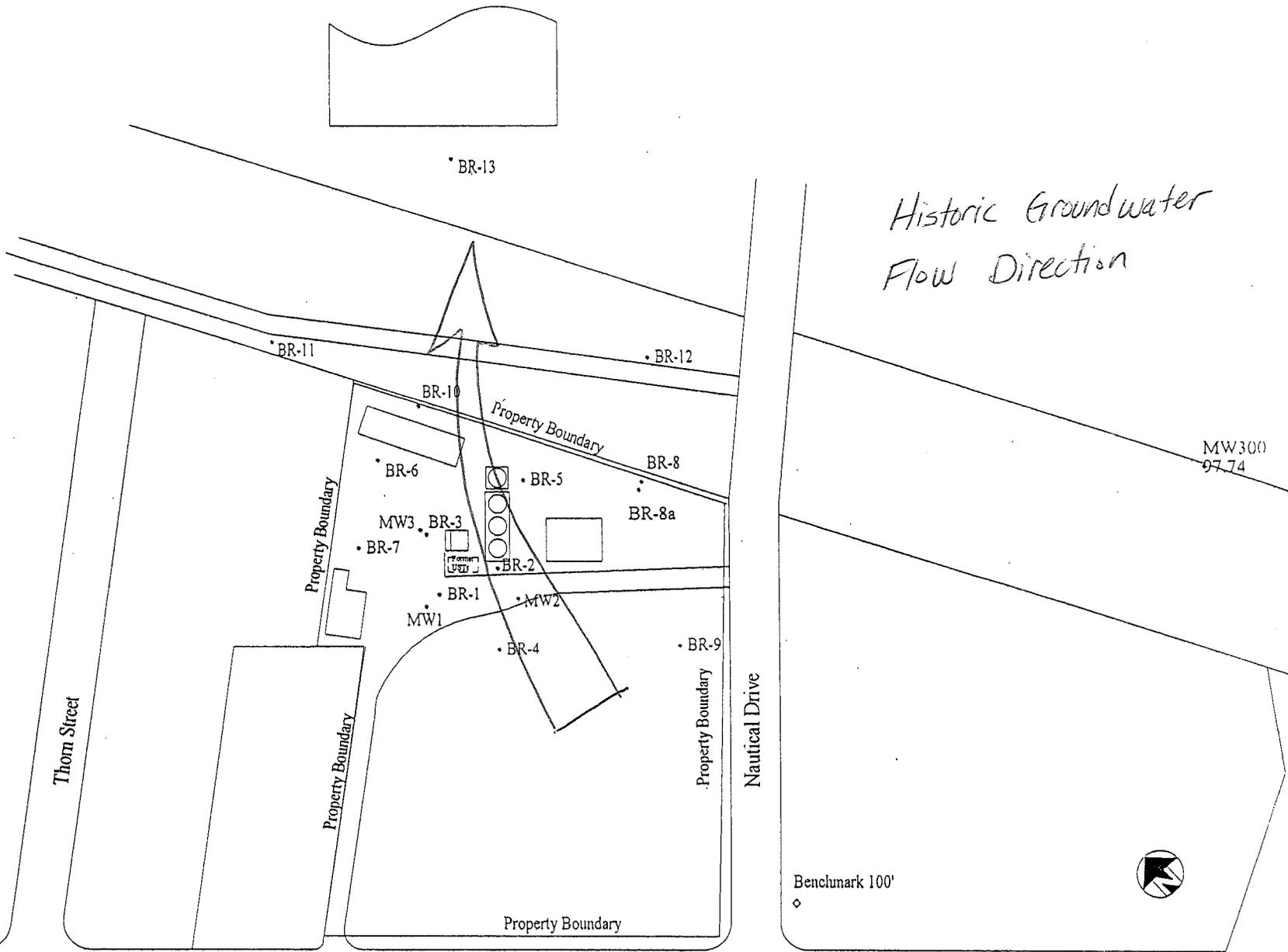
Source:  
 Environmental Assessments, Inc.  
 P.O. Box 9127  
 Appleton, WI 54911  
 (920)749-9746

Muckian Oil Site Map  
 Showing General Site Features

Figure 2

Scale: 1" = 80'

Drawn By: MJJ/Modified By: VAF



Modified by OMNI Associates, Inc

South Oxford Street

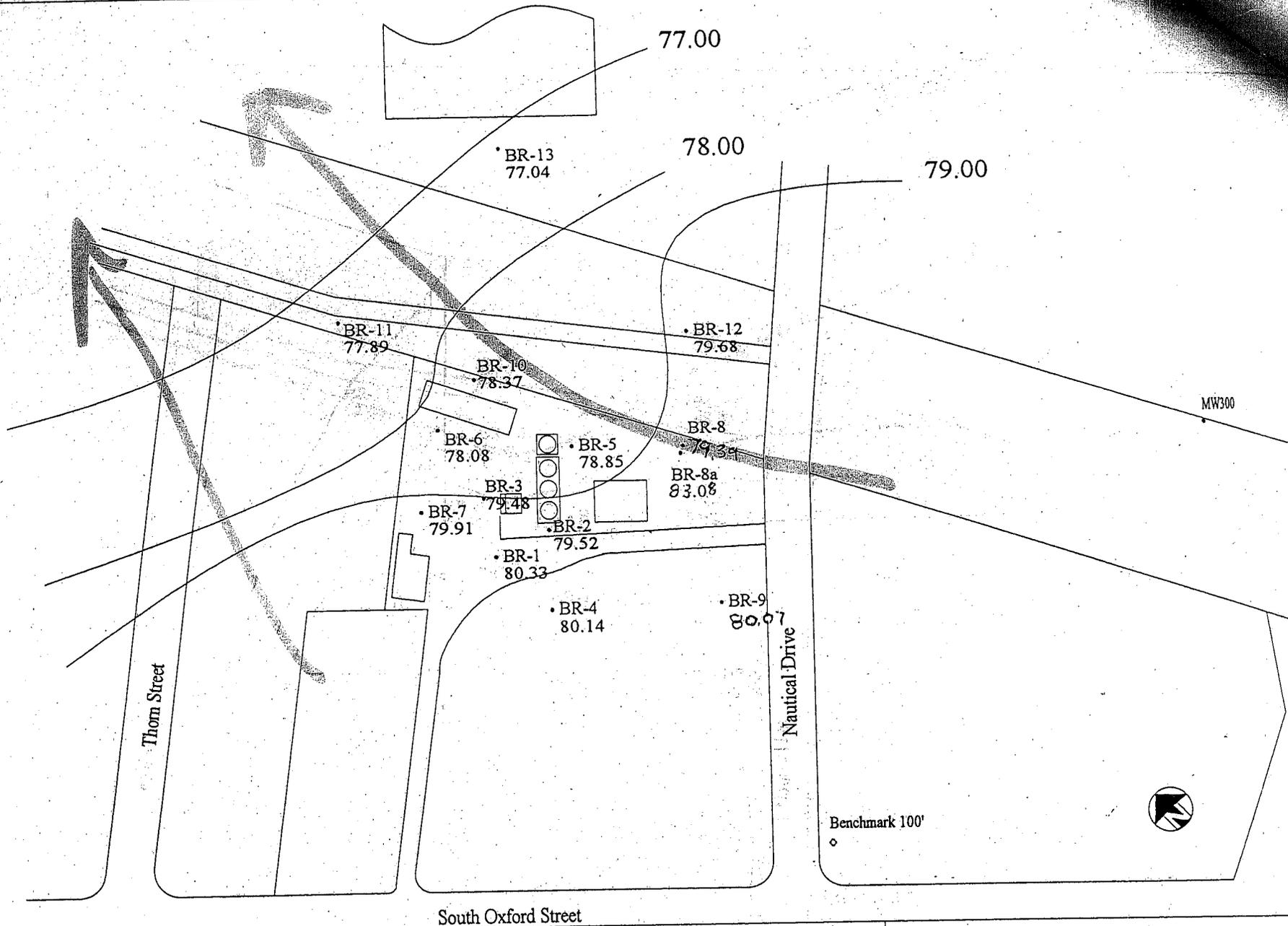
Source:  
 Environmental Assessments, Inc.  
 P.O. Box 9127  
 Appleton, WI 54911  
 (920)749-9746

Muckian Oil Site Map  
 Showing General Site Features

Figure 2

Scale: 1" = 80'

Drawn By: MJJ/Modified By: VAF



Environmental Assessments, Inc.  
 P.O. Box 9127  
 Appleton, WI 54911  
 (920)749-9746

Muckian Oil Site Map  
 Showing Monitoring Well Location  
 & Groundwater Contours  
 (5/14/01)

Figure 6

Scale: 1" = 80'

Drawn By: MJJ/Modified By: VAF

### Soil Sampling Results Muckian Oil 518 S. Oxford Drive, Sturgeon Bay

Sample ID	Date	Depth	Soil Type	Gasoline Range Organics (ppm)	Benzene	Ethylbenzene	Toluene	Tri-methylbenzenes	Xylenes
C	08/21/00	8	SM	<b>1100</b>	<250	<b>7200</b>	1100	52000	<b>49000</b>
B1 7.5-9.5	11/01/00	7.5 - 9.5	SM	<10	<25	<25	<25	<25	<75
B2 5-7	11/01/00	5 - 7	SM	<10	<25	<25	<25	32	<75
B3 2.5 - 4.	11/01/00	2.5 - 4.5	SM	<10	<25	<25	<25	216	<75
SB3 5-7	11/01/00	5 - 7	SM	<10	<25	<25	<25	27	<75
NR 720 Residual Contaminant Level				100	5.5	4900	1500	NE	1900

**Notes:**

All results except Gasoline Range Organics are reported in parts per billion (ppb)

Results in bold exceed NR 720 Residual Contaminant Level

Source: EA, Inc.

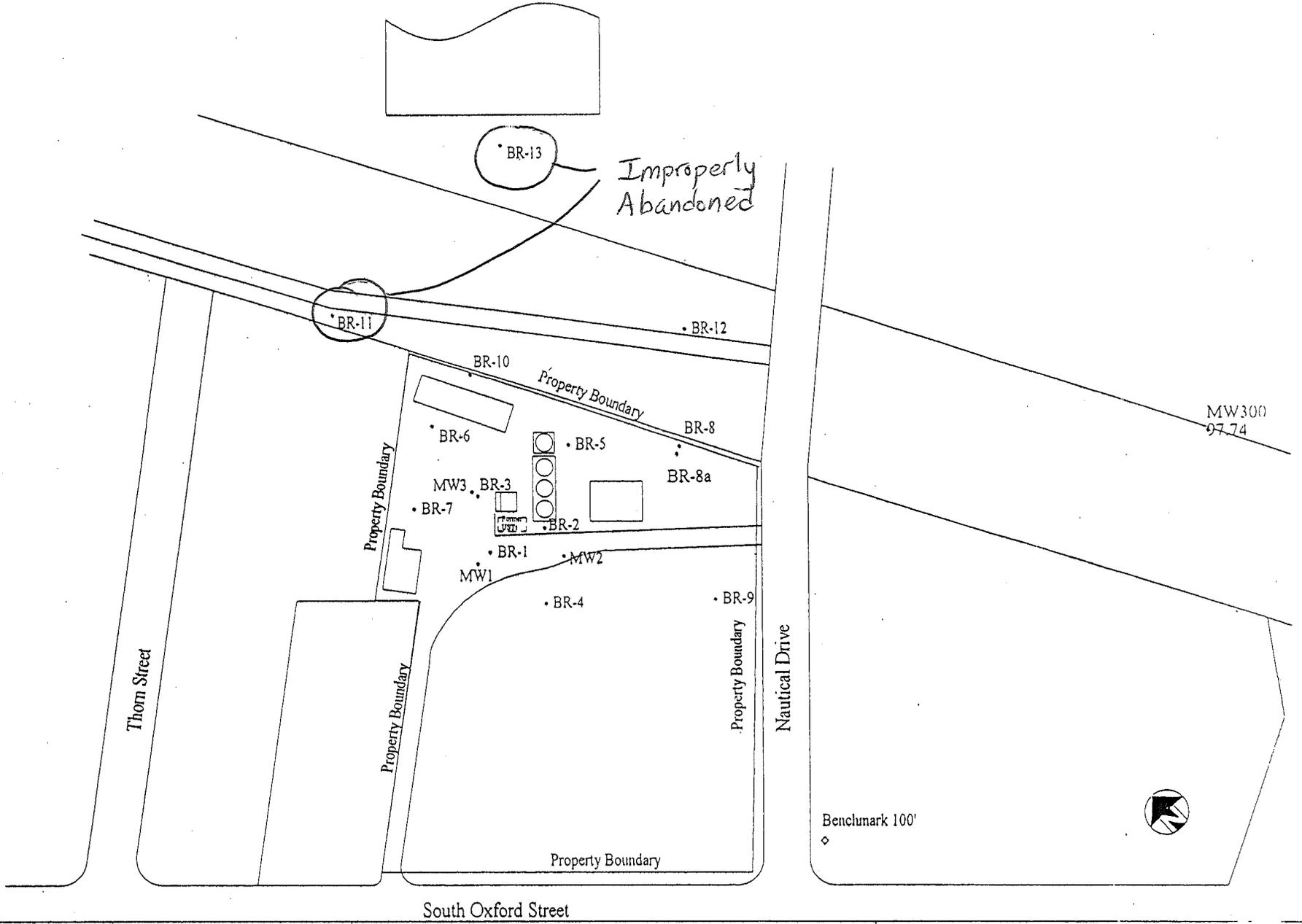
Table 1 - Groundwater Data for  
Muckian Oil

		<b>Benzene</b>	<b>Ethylbenzene</b>	<b>MTBE</b>	<b>Naphthalene</b>	<b>Toluene</b>	<b>1,2,4- TMB</b>	<b>1,3,5-TMB</b>	<b>Xylenes</b>
BR1	2/22/2007	<0.047	<0.38	<0.52	<1.8	<0.46	<1.2	<0.37	<0.67
	6/13/2007	<0.22	<0.44	<0.53	<0.53	<0.26	<0.45	<0.22	<0.68
BR2	3/8/2006	<b>670</b>	48	<2.3	<b>170</b>	11	<b>490</b>	<b>220</b>	210
	2/22/2007	<b>149</b>	23 J	<26	<90	<23	<i>181 J</i>	66	119.5 J
	6/13/2007	<b>165</b>	41 J	<26.5	<b>116</b>	<13	<b>330</b>	<b>154</b>	166 J
BR3	3/8/2006	<b>690</b>	95	20	<b>260</b>	10	<b>420</b>	<b>210</b>	310
	2/22/2007	<b>167</b>	<19	<i>35 J</i>	<90	<23	<i>132 J</i>	<i>54 J</i>	91 J
	6/13/2007	<b>75</b>	27.3	9.8	53	10.3	198	117	132.8
BR4	2/22/2007	<0.047	<0.38	<0.52	<1.8	<0.46	3.4 J	1.25	<0.67
	6/13/2007	NA	NA	NA	NA	NA	NA	NA	NA
BR5	3/8/2006	<b>930</b>	440	<92	<b>3600</b>	76	<b>6100</b>	<b>3600</b>	2100
	2/22/2007	<b>301</b>	52 J	<52	<180	<46	<i>214 J</i>	<i>74 J</i>	154 J
	6/13/2007	<b>88</b>	29	2.34	46	22.5	140	53	102
BR6	3/8/2006	<b>76</b>	<600	<12	<760	<5.5	<b>1200</b>	<b>&lt;9.5</b>	<200
	2/22/2007	<b>78</b>	<19	<26	<90	<23	<60	<18.5	<33.5
	6/13/2007	4.1	2.57	2.36	3.8	0.77 J	7.2	1.36	2.28
BR7	2/22/2007	<0.47	<0.38	<0.52	<1.8	<0.46	<1.2	<0.37	<0.67
	6/13/2007	NA	NA	NA	NA	NA	NA	NA	NA
BR8	2/22/2007	<0.47	<0.38	<0.52	<1.8	<0.46	<1.2	<0.37	<0.67
	6/13/2007	NA	NA	NA	NA	NA	NA	NA	NA
BR8A	2/22/2007	<0.47	<0.38	<0.52	<1.8	<0.46	<1.2	<0.37	<0.67
	6/13/2007	NA	NA	NA	NA	NA	NA	NA	NA
BR9	2/22/2007	<0.47	<0.38	<0.52	<1.8	<0.46	<1.2	<0.37	<0.67
	6/13/2007	NA	NA	NA	NA	NA	NA	NA	NA
BR10	3/8/2006	1.3	<0.44	<0.46	<1.0	<0.22	<0.50	<0.38	<0.78
	2/22/2007	<0.47	<0.38	<0.52	<1.8	<0.46	<1.2	<0.37	<0.67
	6/13/2007	<0.22	<0.44	<0.53	<0.53	<0.26	<0.45	<0.22	<0.68



**Muckian Oil - Groundwater Elevations**

	Groundwater Elevation	Depth to Water		Groundwater Elevation	Depth to Water		Groundwater Elevation	Depth to Water
<b>BR1</b>			<b>BR6</b>			<b>BR12</b>		
01/25/2001	75.54	27.21	05/14/2001	78.08	21.06	05/14/2001	79.68	15.12
05/14/2001	80.33	19.42	09/20/2001	72.39	26.75	12/04/2001	72.65	22.15
12/04/2001	73.75	26	12/04/2001	73.07	26.07	04/10/2002	77.85	16.95
04/10/2002	78.7	21.05	04/10/2002	78.02	21.12	<b>B13</b>		
11/07/2002	69.93	29.82	08/28/2002	72.06	27.08	05/14/2001	78.84	13.51
<b>BR2</b>			11/07/2002	69.88	29.26	12/04/2001	72.32	20.03
01/25/2001	72.98	26.22	02/20/2003	67.62	31.52	04/10/2002	75.9	16.45
05/14/2001	79.52	19.68	05/16/2003	78.82	20.32	08/28/2002	71.4	20.95
09/20/2001	72.28	26.92	06/18/2003	78.74	20.4			
12/04/2001	72.94	26.26	<b>BR7</b>					
04/10/2002	78.89	20.31	05/14/2001	79.91	19.4			
11/07/2002	72.5	26.7	12/04/2001	73.64	25.67			
02/20/2003	71368	27.52	04/10/2002	79.1	20.21			
05/16/2003	79.6	19.6	08/28/2002	72.54	26.77			
06/18/2003	78.9	20.3	11/07/2002	70.03	29.28			
<b>BR3</b>			<b>BR8</b>					
01/25/2001	73.16	26.05	05/14/2001	79.37	21.12			
05/14/2001	79.48	19.73	12/04/2001	72.95	27.54			
09/20/2001	72.66	26.55	04/10/2002	78.34	22.15			
12/04/2001	72.92	26.29	<b>BR8A</b>					
04/10/2002	78.72	20.49	05/14/2001	83.1	17.41			
08/28/2002	72.63	26.58	<b>BR9</b>					
11/07/2002	NA	NA	12/30/1999	80.07	20.85			
02/20/2003	69.14	30.07	<b>BR10</b>					
05/16/2003	79.6	19.61	05/14/2001	78.37	19.01			
06/18/2003	78.89	20.32	09/20/2001	71.53	25.85			
<b>BR4</b>			12/04/2001	73.97	23.41			
05/14/2001	80.14	19.81	04/10/2002	77.54	19.84			
<b>B5</b>			08/28/2002	73.06	24.32			
05/14/2001	78.85	20.65	11/07/2002	72.02	25.36			
09/20/2001	72.68	26.82	02/20/2003	72.49	24.89			
12/04/2001	73.02	26.48	<b>BR11</b>					
04/10/2002	78.46	21.04	05/14/2001	77.89	17.85			
08/28/2002	72.26	27.24	12/04/2001	72.69	23.05			
11/07/2002	69.72	29.78	04/10/2002	77.15	18.59			
02/20/2003	68.04	31.46	08/28/2002	71.48	24.26			
05/16/2003	NA	NA	11/07/2002	73.12	24.26			
06/18/2003	77	22.5	02/20/2003	69.66	27.72			



Source:  
 Environmental Assessments, Inc.  
 P.O. Box 9127  
 Appleton, WI 54911  
 (920)749-9746

Muckian Oil Site Map  
 Showing General Site Features

Figure 2  
 Scale: 1" = 80'  
 Drawn By: MJJ/Modified By: VAF

State of Wisconsin  
Department of Natural Resources

Route to: Solid Waste  Haz. Waste  Wastewater   
Env. Response & Repair  Underground Tanks  Other

MONITORING WELL  
Form 4400-113A  
Rev. 4/90

Facility/Project Name <b>Muckian Oil</b>	Local Grid Location of Well _____ ft. _____ ft. _____ ft. _____ ft.	Well Name <b>BR11</b>
Facility License, Permit or Monitoring Number _____	Grid Origin Location Lat. _____ Long. _____ or St. Plane _____ ft. N. _____ ft. S.	Wis. Unique Well Number DNR Well No. _____
Type of Well Water Table Observation Well <input checked="" type="checkbox"/> 11 Piezometer <input type="checkbox"/> 12	Section Location of Waste/Source <input checked="" type="checkbox"/> E. _____ ft. S. _____ ft. W.	Date Well Installed <b>04 / 19 / 01</b> m m d d y y
Distance Well Is From Waste/Source Boundry ft. _____	Location of Well Relative to Waste/Source u <input type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known	Well Installed By: (Person's Name and Firm) <b>CRAIG PLANT</b> <b>EDS</b>
Is Well A Point of Enforcement Std. Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

A. Protective pipe, top elevation 95.74 ft. MSL  
B. Well casing, top elevation 95.74 ft. MSL  
C. Land surface elevation 94.49 ft. MSL  
D. Surface seal, bottom \_\_\_\_\_ ft. MSL or 1.0 ft.

12. USCS classification of soil near screen:  
GP  GM  GC  GW  SW  SP   
SM  SC  ML  MH  CL  CH   
Bedrock

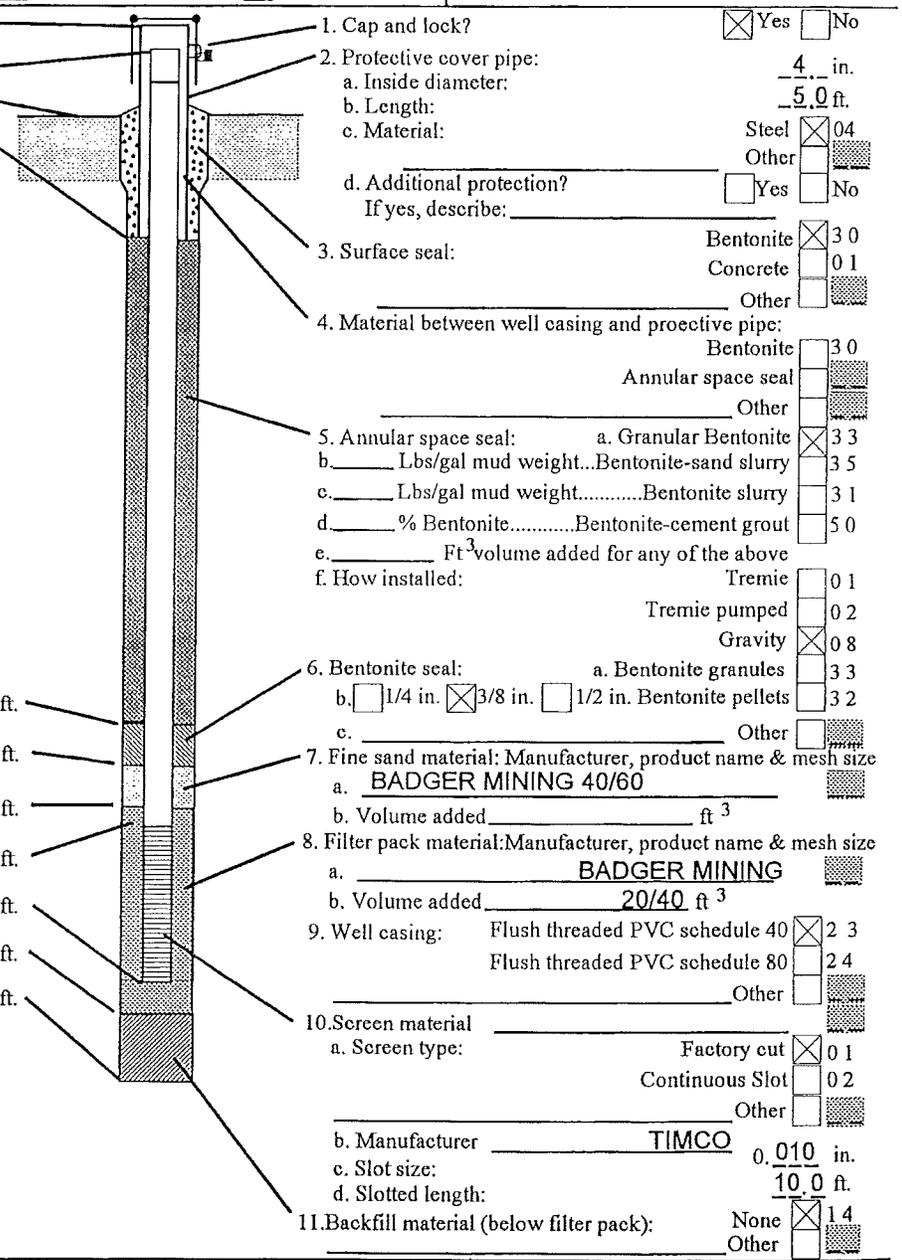
13. Sieve analysis attached?  Yes  No

14. Drilling method used: Rotary  50  
Hollow Stem Auger  41  
Other

15. Drilling fluid used: Water  02 Air  01  
Drilling Mud  03 None  99

16. Drilling additives used?  Yes  No  
Describe \_\_\_\_\_

17. Source of water (attach analysis): \_\_\_\_\_



E. Bentonite seal, top \_\_\_\_\_ ft. MSL or 1.0 ft.  
F. Fine sand, top \_\_\_\_\_ ft. MSL or 15.0 ft.  
G. Filter pack, top \_\_\_\_\_ ft. MSL or 15.0 ft.  
H. Screen joint, top \_\_\_\_\_ ft. MSL or 15.0 ft.  
I. Well bottom \_\_\_\_\_ ft. MSL or 25.0 ft.  
J. Filter pack, bottom \_\_\_\_\_ ft. MSL or 25.5 ft.  
K. Borehole, bottom \_\_\_\_\_ ft. MSL or 25.5 ft.  
L. Borehole, diameter 6 in.  
M. O.D. well casing 2.37 in.  
N. I.D. well casing 2.04 in.

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature [Signature] Firm **ENVIRONMENTAL ASSESSMENTS, INC.**

Please complete this form and Form 4400-113B and return to the appropriate DNR office listed at the top of this form as required by chs. 144, 147, and 160, Wis. Stats., and ch. NR 141, Wis. Ad. Code. In accordance with ch. 144, Wis. Stats., Failure to file these forms may result in a forfeiture of not less than \$10, nor more than \$5000 for each day of violation. In accordance with ch. 147, Wis. Stats., failure to file these forms may result in a forfeiture of not more than \$10,000 for each day of violation.  
NOTE: Shaded areas are for DNR use only. See instructions for where completed forms should be sent.  
© 1993 Keil Environmental Engineering, Inc.

State of Wisconsin  
Department of Natural Resources

Route to: Solid Waste  Haz. Waste  Wastewater   
Env. Response & Repair  Underground Tanks  Other

MONITORING WELL  
Form 4400-113A

Rev. 4/90

Facility/Project Name <b>Muckian Oil</b>	Local Grid Location of Well _____ ft. <input type="checkbox"/> N. _____ ft. <input type="checkbox"/> E. _____ ft. <input type="checkbox"/> S. _____ ft. <input type="checkbox"/> W.	Well Name <b>BR 13</b>
Facility License, Permit or Monitoring Number _____	Grid Origin Location Lat. _____ Long. _____ or St. Plane _____ ft. N. _____ ft. S.	Wis. Unique Well Number DNR Well No _____
Type of Well Water Table Observation Well <input checked="" type="checkbox"/> 11 Piezometer <input type="checkbox"/> 12	Section Location of Waste/Source <input checked="" type="checkbox"/> E. _____ <input type="checkbox"/> W. _____	Date Well Installed <b>04 / 19 / 01</b> m m d d y y
Distance Well Is From Waste/Source Boundry ft. _____	Location of Well Relative to Waste/Source u <input type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known	Well Installed By: (Person's Name and Firm) <b>CRAIG PLANT EDS</b>
Is Well A Point of Enforcement Std. Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

A. Protective pipe, top elevation <u>93.06</u> ft. MSL	1. Cap and lock? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
B. Well casing, top elevation <u>92.35</u> ft. MSL	2. Protective cover pipe: a. Inside diameter: <u>4</u> in. b. Length: <u>5.0</u> ft. c. Material: Steel <input checked="" type="checkbox"/> 04 Other <input type="checkbox"/>
C. Land surface elevation <u>93.06</u> ft. MSL	d. Additional protection? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: _____
D. Surface seal, bottom _____ ft. MSL or <u>1.0</u> ft.	3. Surface seal: Bentonite <input checked="" type="checkbox"/> 30 Concrete <input type="checkbox"/> 01 Other <input type="checkbox"/>
12. USCS classification of soil near screen: GP <input type="checkbox"/> GM <input type="checkbox"/> GC <input type="checkbox"/> GW <input type="checkbox"/> SW <input type="checkbox"/> SP <input type="checkbox"/> SM <input type="checkbox"/> SC <input type="checkbox"/> ML <input type="checkbox"/> MH <input type="checkbox"/> CL <input type="checkbox"/> CH <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/>	4. Material between well casing and protective pipe: Bentonite <input type="checkbox"/> 30 Annular space seal <input type="checkbox"/> Other <input type="checkbox"/>
13. Sieve analysis attached? <input type="checkbox"/> Yes <input type="checkbox"/> No	5. Annular space seal: a. Granular Bentonite <input checked="" type="checkbox"/> 33 b. _____ Lbs/gal mud weight...Bentonite-sand slurry <input type="checkbox"/> 35 c. _____ Lbs/gal mud weight.....Bentonite slurry <input type="checkbox"/> 31 d. _____ % Bentonite.....Bentonite-cement grout <input type="checkbox"/> 50 e. _____ Ft <sup>3</sup> volume added for any of the above
14. Drilling method used: Rotary <input checked="" type="checkbox"/> 50 Hollow Stem Auger <input type="checkbox"/> 41 Other <input type="checkbox"/>	f. How installed: Tremie <input type="checkbox"/> 01 Tremie pumped <input type="checkbox"/> 02 Gravity <input checked="" type="checkbox"/> 08
15. Drilling fluid used: Water <input type="checkbox"/> 02 Air <input checked="" type="checkbox"/> 01 Drilling Mud <input type="checkbox"/> 03 None <input type="checkbox"/> 99	6. Bentonite seal: a. Bentonite granules <input type="checkbox"/> 33 b. <input type="checkbox"/> 1/4 in. <input checked="" type="checkbox"/> 3/8 in. <input type="checkbox"/> 1/2 in. Bentonite pellets <input type="checkbox"/> 32 c. _____ Other <input type="checkbox"/>
16. Drilling additives used? <input type="checkbox"/> Yes <input type="checkbox"/> No	7. Fine sand material: Manufacturer, product name & mesh size a. <b>BADGER MINING 40/60</b> b. Volume added _____ ft <sup>3</sup>
Describe _____	8. Filter pack material: Manufacturer, product name & mesh size a. <b>BADGER MINING</b> b. Volume added <b>20/40</b> ft <sup>3</sup>
17. Source of water(attach analysis): _____	9. Well casing: Flush threaded PVC schedule 40 <input checked="" type="checkbox"/> 23 Flush threaded PVC schedule 80 <input type="checkbox"/> 24 Other <input type="checkbox"/>
E. Bentonite seal, top _____ ft. MSL or <u>1.0</u> ft.	10. Screen material a. Screen type: Factory cut <input checked="" type="checkbox"/> 01 Continuous Slot <input type="checkbox"/> 02 Other <input type="checkbox"/>
F. Fine sand, top _____ ft. MSL or <u>15</u> ft.	b. Manufacturer <b>TIMCO</b> c. Slot size: <u>0.010</u> in. d. Slotted length: <u>10.0</u> ft.
G. Filter pack, top _____ ft. MSL or <u>15.0</u> ft.	11. Backfill material (below filter pack): None <input checked="" type="checkbox"/> 14 Other <input type="checkbox"/>
H. Screen joint, top _____ ft. MSL or <u>15</u> ft.	
I. Well bottom _____ ft. MSL or <u>25</u> ft.	
J. Filter pack, bottom _____ ft. MSL or <u>25.5</u> ft.	
K. Borehole, bottom _____ ft. MSL or <u>25.5</u> ft.	
L. Borehole, diameter <u>6</u> in.	
M. O.D. well casing <u>2.37</u> in.	
N. I.D. well casing <u>2.04</u> in.	

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature Victoria Flowers Firm **ENVIRONMENTAL ASSESSMENTS, INC.**

Please complete this form and Form 4400-113B and return to the appropriate DNR office listed at the top of this form as required by chs. 144, 147, and 160, Wis. Stats., and ch. NR 141, Wis. Ad. Code. In accordance with ch. 144, Wis. Stats., failure to file these forms may result in a forfeiture of not less than \$10, nor more than \$5000 for each day of violation. In accordance with ch. 147, Wis. Stats., failure to file these forms may result in a forfeiture of not more than \$10,000 for each day of violation.

NOTE: Shaded areas are for DNR use only. See instructions for where completed forms should be sent.

DOC#: 670906



Document Number

WARRANTY DEED

This Deed, made between Sturgeon Bay Yacht Harbor, Inc. a Wisconsin Corporation

Grantor, and DDT Investments, LLC a Wisconsin Limited Liability Company

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Door County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):  
See attached legal description

Recorded  
AUG. 12, 2004 AT 03:59PM

MARILYN JADIN  
REGISTER OF DEEDS  
DOOR COUNTY, WI

Fee Amount Paid: \$15.00  
Transfer Fee Paid: \$9000.00

Tract Indexed

Recording Area

Name and Return Address  
REETZ & HOYERMAN, S.C.  
242 Michigan Street, Suite 2A  
Sturgeon Bay, WI 54235

TRANSFER  
\$9,000.00  
FEE

WHZ  
W-7

281-64-76000818 and 281-64-76000811 (part of)  
281-64-76000819 and 281-64-76000820

Parcel Identification Number (PIN)  
This is not homestead property.  
(s) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except  
None

Dated this 12th day of August, 2004

Sturgeon Bay Yacht Harbor, Inc.

William J. Schoendorf  
by William J. Schoendorf

President, Sturgeon Bay Yacht Harbor, Inc.

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_

STATE OF WISCONSIN )  
 ) ss.  
DOOR County )

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Personally came before me this 12th day of August, 2004 the above named William J. Schoendorf, President, Sturgeon Bay Yacht Harbor, Inc.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Richard S. Hoyerman of  
REETZ & HOYERMAN, S.C.

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

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

\* [Signature]  
Notary Public, State of WISCONSIN

My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)

\* Names of persons signing in any capacity must be typed or printed below their signature.

**Legal Description****TRACT 1**

A parcel of land located in Subdivisions 76 and 77 according to the Assessor's Map of the City of Sturgeon Bay, located in the fractional SE  $\frac{1}{4}$  of Section 7 and the fractional SW  $\frac{1}{4}$  of Section 8, all in Township 27 North, Range 26 East, Door County, Wisconsin, more particularly described as follows:

Commencing at the SE corner of said Section 7; thence N  $89^{\circ}55'17''$  W -- 151.40 feet along the south line of the fractional SE  $\frac{1}{4}$  of Section 7; thence N  $27^{\circ}31'35''$  W -- 1113.23 feet along the westerly right-of-way line of the abandoned Ahnapee and Western Railroad to the northerly right-of-way line of Nautical Drive, said point also being the point of beginning of lands to be described; thence continuing along said westerly abandoned right-of-way line N  $27^{\circ}31'35''$  W -- 765.88 feet; thence N  $84^{\circ}05'07''$  E -- 433.03 feet; thence N  $10^{\circ}59'09''$  W -- 214.51 feet; thence N  $89^{\circ}44'47''$  E -- 360.24 feet; thence N  $42^{\circ}52'49''$  E -- 50.90 feet to the edge of a metal retaining wall which meets with the waters of Sturgeon Bay; thence along the edge of said retaining wall as follows: S  $41^{\circ}48'$  E -- 176.7 feet; thence S  $52^{\circ}00'$  W -- 55.0 feet; thence S  $38^{\circ}00'$  E -- 19.0 feet; thence N  $52^{\circ}00'$  E -- 54.5 feet; thence S  $51^{\circ}30'$  E -- 92.5 feet; thence leaving said retaining wall S  $51^{\circ}30'$  E -- 85.0 feet along a meander line to the edge of a metal retaining wall which meets with the waters of Sturgeon Bay; thence along the edge of said retaining wall as follows: S  $52^{\circ}08'$  W -- 18.5 feet; thence S  $10^{\circ}00'$  W -- 10.4 feet; thence S  $42^{\circ}00'$  E -- 2.0 feet; thence S  $55^{\circ}30'$  W -- 257.0 feet; thence S  $34^{\circ}40'$  E -- 135.5 feet; thence N  $55^{\circ}10'$  E -- 282.4 feet; thence S  $35^{\circ}30'00''$  E -- 8.71 feet; thence S  $55^{\circ}18'25''$  W -- 534.75 feet partially along the northerly right-of-way line of Nautical Drive; thence N  $39^{\circ}29'35''$  W -- 47.12 feet; thence S  $55^{\circ}18'25''$  W -- 201.50 feet; thence S  $39^{\circ}29'35''$  E -- 85.00 feet to the northerly right-of-way line of Nautical Drive; thence S  $55^{\circ}18'25''$  W -- 248.77 feet along said right-of-way line to the point of beginning.

**TRACT 2**

A parcel of land located in Subdivisions 76 and 77 according to the Assessor's Map of the City of Sturgeon Bay, located in the fraction SE  $\frac{1}{4}$  of Section 7 and the fractional SW  $\frac{1}{4}$  of Section 8,

all in Township 27 North, Range 26 East, Door County, Wisconsin, more particularly described as follows:

Commencing at the SE corner of said Section 7; thence N 89°55'17" W -- 151.40 feet along the fractional SE ¼ of Section 7; thence N 27°31'35" W -- 598.68 feet along the westerly right-of-way line of the abandoned Ahnapee and Western Railroad to the point of beginning of the lands to be described; thence continue N 27°31'35" W -- 454.08 feet to the southerly right-of-way line of Nautical Drive; thence N 55°18'25" E -- 70.74 feet along side southerly right of way line; thence S 20°17'24" E -- 79.10 feet; thence S 39°59'11" E -- 80.83 feet; thence N 50°25'34" E -- 204.81 feet; thence N 39°27'44" W -- 140.16 feet to the southerly right-of-way line of Nautical Drive; thence N 55°18'25" E -- 211.91 feet along said southerly right-of-way line; thence S 39°29'35" E -- 374.64 feet along the southwesterly right-of-way line of Shorecrest Road; thence S 47°19'45" W -- 556.24 feet to the point of beginning.

### TRACT 3

A parcel of land located in Subdivisions 76 and 77 according to the Assessor's Map of the City of Sturgeon Bay, located in the fractional SE ¼ of Section 7 and the fractional SW ¼ of Section 8, all in Township 27 North, Range 26 East, Door County, Wisconsin, more particularly described as follow:

Commencing at the SE corner of Said Section 7; thence N 89°55'17" W -- 151.40 feet along the fractional SE ¼ of Section 7; thence N 27°31'35" W -- 598.68 feet along the westerly right-of-way line of the abandoned Ahnapee and Western Railroad; thence N 47°19'45" E -- 616.33 feet to the northeasterly right-of-way line of Shorecrest Road; thence N 39°29'35" W -- 289.14 feet along said northeasterly right-of-way line to the point of beginning of the lands to be described; thence continuing along said right-of-way line N 39°29'35" W -- 115.01 feet; thence N 55°18'25" E -- 275.00 feet along the southerly right-of-way line of Nautical Drive; thence S 39°29'35" E -- 92.00 feet along the southwesterly right-of-way line of Nautical Drive; thence S 50°30'25" W -- 274.04 feet along the northwesterly line of a 14 foot wide alley to the point of beginning.



OFF-SOURCE  
B  
PROPERTY

GREEN BAY AREA FINANCIAL CENTERS:

- Ashwaubenon Financial Center 960 Hansen Road, Green Bay, WI 54304 (920) 491-9955
- Bay Settlement Financial Center 2260 Bay Settlement Road, Green Bay, WI 54311 (920) 468-0900
- Downtown Green Bay City Center 301 N. Adams, Green Bay, WI 54301 (920) 430-9800
- Howard Financial Center 2450 Velp Avenue, Suite 101, Green Bay, WI 54303 (920) 434-5400
- I-43 Financial Center 920 Huron Road, Green Bay, WI 54311 (920) 468-2500
- Ledgeview Financial Center 1395 S. Broadway, De Pere, WI 54115 (920) 983-7600
- Seymour Financial Center 106 E. State Road 54, Seymour, WI 54165 (920)833-2288
- Suamico Financial Center 2502 Lineville Road, Green Bay, WI 54313 (920) 434-1000
- West De Pere Financial Center 1450 Scheuring Road, De Pere, WI 54115 (920) 336-6360

September 25, 2008

RECEIVED

SEP 26 2008

OMNNI ASSOCIATES

DDT Investments  
P.O. Box 227  
Sturgeon Bay, WI 54235

**RE: Notification of improperly abandoned monitoring wells associated with the investigation at 518 S. Oxford Avenue, Sturgeon Bay, WI**

Dear Property Owner:

Per Wisconsin Department of Natural Resources (WDNR) regulations I am required to notify you, the current owner of the above property, that two groundwater monitoring wells, BR11 and BR13, were improperly abandoned. The WDNR requires that all improperly abandoned monitoring wells be listed on their geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS registry will include a map showing the location of the improperly abandoned monitoring wells. The monitoring wells were installed to investigate soil and groundwater contamination associated with the former Muckian Oil property located at 518 S. Oxford Avenue in Sturgeon Bay. The GIS registry is available on the WDNR's web site ([www.dnr.state.wi.us](http://www.dnr.state.wi.us)).

Please contact the WDNR or an environmental consultant if you have any questions regarding this letter.

Sincerely,

Park Drescher  
Trust Officer for Baylake Bank  
Vivian Muckian Revocable Trust

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="Bernice Mathison"/>	<input type="text" value="2816476000812"/>	<input type="text" value="727132"/>	<input type="text" value="486712"/>
<input type="text" value="B"/>	<input type="text" value="DDT Investments"/>	<input type="text" value="2816476000808A"/>	<input type="text" value="727150"/>	<input type="text" value="486719"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



GREEN BAY AREA FINANCIAL CENTERS:

Ashwaubenon Financial Center 960 Hansen Road, Green Bay, WI 54304 (920) 491-9955  
Bay Settlement Financial Center 2260 Bay Settlement Road, Green Bay, WI 54311 (920) 468-0900  
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Ledgeview Financial Center 1395 S. Broadway, De Pere, WI 54115 (920) 983-7600  
Seymour Financial Center 106 E. State Road 54, Seymour, WI 54165 (920)833-2288  
Suamico Financial Center 2502 Lineville Road, Green Bay, WI 54313 (920) 434-1000  
West De Pere Financial Center 1450 Scheuring Road, De Pere, WI 54115 (920) 336-6360

May 19, 2008

Ms. Bernice Mathison  
231 West Pine Street  
Sturgeon Bay, WI 54235

**RE: Notification of residual soil contamination and groundwater contamination above enforcement standards at 518 S. Oxford Avenue, Sturgeon Bay, WI**

Dear Ms. Mathison:

Per Wisconsin Department of Natural Resources (WDNR) regulations I am required to notify you that soil and groundwater contamination exists at 518 S. Oxford Avenue, Sturgeon Bay, WI that remains above residual contaminant levels (RCLs) for soil and enforcement standards for groundwater. (See Figure attached.) The subject site is a former bulk oil plant. The contamination from this property may extend on to your property, which is located to the north, northeast of the subject property.

The soil sample collected from the excavation during the removal of the underground storage tanks at the site, contained gasoline range organics (GRO), ethylbenzene, and xylenes levels that are above the RCL for the compounds found in Chapter NR 720, Wisconsin Administrative Code. This contamination was not found in the direct contact zone (0' - 4'). Groundwater enforcement standard exceedances were found in monitoring wells BR2, BR3, BR5, BR6, and MW3 during recent sampling events.

If this site is closed, all property where soil contamination exceeds RCLs and groundwater contamination that exceeds enforcement standards will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS registry includes maps showing the location of properties in Wisconsin where soil and groundwater contamination above standards were found at the time of case closure. The GIS registry is available on the WDNR's web site ([www.dnr.state.wi.us](http://www.dnr.state.wi.us)).

Should you wish to perform any excavation at your property, special requirements may be necessary to dispose of contaminated soil and/or groundwater that are encountered during the work. Please contact the WDNR or an environmental consultant if work in the designated area on the attached figure is planned, to determine if special precautions should be taken when excavating the contaminated soil or pumping the groundwater.

Sincerely,

Mark M. Drescher  
Trust Officer for Baylake Bank  
Vivian Muckian Revocable Trust

Enclosure

**TERMINATION OF DECEDENT'S  
PROPERTY INTEREST**

OFF-SOURCE  
**A**  
PROPERTY

DOC#: 701E



**Use black ink**

Recorded  
DEC. 15, 2006 AT 01:31PM

DECEDENT'S NAME <b>Don B Mathison</b>	DATE OF DEATH <b>April 3, 2006</b>		
ADDRESS OF DECEDENT AT DATE OF DEATH <b>231 W PINE ST</b>	CITY <b>STURGEON BAY</b>	ST <b>WI</b>	ZIP <b>54235</b>

**CAREY PETERSILKA  
REGISTER OF DEEDS  
DOOR COUNTY, WI**

Fee Amount Paid: \$25.00

**PRESENTATION OF DEATH CERTIFICATE**  
I certify that I have viewed a certified copy of the decedent's death certificate.

*Carey Petersilka*  
REGISTER OF DEEDS SIGNATURE

12-15-06  
DATE

**Tract Indexed**

Recording area

Interest in property is terminated under (please check appropriate statute):

s. 867.045 which pertains to property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate. (You must provide a copy of the document establishing interest in property.)

s. 867.046 which pertains to property of a decedent specified in a marital property agreement; survivorship marital property; beneficiary of a transfer under s. 705.15; or a third party confirmation. (You must provide a copy of the document establishing interest in property.)

Name and return address:

**Bernice A Mathison  
231 W Pine St  
Sturgeon Bay WI 54235**

---

281-6476000812 & 281-1055030101

Parcel Identification Number

**Presentation of recorded document establishing interest in real estate.**

DOCUMENT #	VOLUME/REEL	PAGE/IMAGE	RECORDS/DEEDS
416269	329	13	Records
320880	156	254	Records

Description of the real estate.  See Attached

**Description of personal property (if any) being transferred.**

You may list savings accounts, checking accounts and securities on attached pages. Indicate person(s) receiving property.

**DECLARATION:** I(We) declare that this document is, to the best of my(our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes. (If more space is needed, attach pages.)

Name and Address (List all remaindermen/ beneficiaries)	Applicant's Interest in Property	Applicant Signature(Notarized) (Print or type name below signature)	Date
<b>Bernice A Mathison 231 W Pine St Sturgeon Bay WI 54235</b>	<b>Joint Tenant</b>	<i>Bernice A Mathison</i> <b>Bernice A Mathison</b>	<b>12-14-06</b>

This document was drafted by: (print or type name below)  
**Bernice A Mathison**

**STATE OF WISCONSIN, County of Door**  
Subscribed and sworn to before me on: 12-14-06  
by the above named person(s): Bernice A Mathison

**NOTE: SEE DIRECTIONS.**  
Wisconsin Register of Deeds  
Association Form HT-110  
Website Version 05/2006

Signature of Notary or other person authorized to administer an oath (as per s 706.06, 706.07)  
*Jean Haines*  
Print or type name:  
Title: Jean Haines, Notary  
Date Commission Expires: 7-8-2007

OFF-SOURCE  
A  
PROPERTY

DOCUMENT NO

Vol 329 of 13

116269

STATE BAR OF WISCONSIN FORM 1  
WARRANTY DEED

416269

RECORDED  
Time 2:28 PM

This Deed, made between Martin C. Mathison,  
surviving joint tenant of Loretta I. Mathison,  
deceased, and unmarried

Grantor  
and Don B. Mathison and Bernice Mathison, his  
wife, in joint tenancy and to the survivor of  
either of them

APR 15 1980

Janele Mayes  
REGISTER OF DEEDS  
DOOR COUNTY, WIS  
By Catherine Jacobs  
Deputy

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

RETURN TO [Signature]

T & R

2.00  
Pd

Tax Key No.

A tract of land in Lot Eight (8), Subdivision 76, in the City of Sturgeon  
Bay, commencing at the southwest corner of the intersection of Clay Banks  
Road and Jacobs Street, thence running southerly along the Clay Banks  
Road 100 feet, thence easterly to the Ahnapee and Western Railroad right  
of way, thence northwesterly along said right of way 100 feet, more or  
less, to Jacobs Street, thence westerly along Jacobs Street to the place  
of beginning, being the tract described in the deed recorded in Volume  
27 of Deeds, on Page 256, excepting therefrom the tract previously  
conveyed to the grantees herein in the warranty deed recorded in Volume  
54 of Deeds, Page 103, as recorded in the office of the Register of  
Deeds, Door County, Wisconsin.

Exempt Sec. 77.25 (8)

This . . . . . homestead property.

(is) (is not)

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

And Martin C. Mathison

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 8th day of April, 1980

(SEAL) Martin C. Mathison (SEAL)

(SEAL) (SEAL)

AUTHENTICATION

Signatures authenticated this . . . . . day of . . . . ., 19 . . . . .

ACKNOWLEDGMENT

STATE OF WISCONSIN  
Door County, Wis.  
Personally came before me, this 8th day of  
April, 1980 the above named  
Martin C. Mathison, surviving  
Joint Tenant of Loretta I.  
Mathison, deceased, and unmarried

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Attorney Thorval T. Toft



(Signatures may be authenticated or acknowledged with or without this seal. If not, state expiration date.)

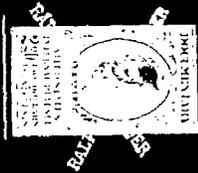
Thorval T. Toft  
Notary Public  
Door County, Wis.  
My Commission is permanent. (If not, state expiration date: . . . . ., 19 . . . . .)

OFF-SOURCE  
A  
PROPERTY

VOL 156 PAGE 254 DOCUMENT NO. 320580

This indenture, Made by St. Peter's Evangelical Lutheran Congregation, a religious 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 Don B. Mathison and Bernice Audrey Mathison, his wife, as joint tenants and to the survivor of either grants of One and no/100 Dollars (\$1.00) and other good and valuable consideration of the following tract of land in Door County, State of Wisconsin:

Lot One (1) and the East twenty-five (25) feet of Lot Two (2), Block Three, (3), Andro's Plat, City of Sturgeon Bay, Door County, Wisconsin.



In Witness Whereof, the said grantor has caused these presents to be signed by Paul Eggert, its President, and countersigned by Nathan Urban, its Secretary, at Sturgeon Bay, Wisconsin, this 8th day of August, A. D., 1964.

SIGNED AND SEALED IN PRESENCE OF St. Peter's Evangelical Lutheran Congregation  
Eldred N. Urban, President  
Sven V. Kirkegaard, Secretary  
Paul Eggert, President  
Nathan Urban, Secretary

STATE OF WISCONSIN Door County, Wisconsin. Personally came before me, this 8th day of August, A. D., 1964, Paul Eggert, President, and Nathan Urban, Secretary of the above named Corporation, to me known to be the persons 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 of the deed of said Corporation, by its authority.

Received for record this 10th day of August, 1964, at 11:00 o'clock A.M. Sven V. Kirkegaard, Notary Public, State of Wisconsin. My commission expires permanent.

320  
Pd  
200  
Paid

This instrument was drafted by Sven V. Kirkegaard of Stephan & Kirkegaard, Sturgeon Bay, Wis.

North D  
OFF-SOURCE  
B  
PROPERTY



GREEN BAY AREA FINANCIAL CENTERS:

- Ashwaubenon Financial Center 960 Hansen Road, Green Bay, WI 54304 (920) 491-9955
- Bay Settlement Financial Center 2260 Bay Settlement Road, Green Bay, WI 54311 (920) 468-0900
- Downtown Green Bay City Center 301 N. Adams, Green Bay, WI 54301 (920) 430-9800
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- Suamico Financial Center 2502 Lineville Road, Green Bay, WI 54313 (920) 434-1000
- West De Pere Financial Center 1450 Scheuring Road, De Pere, WI 54115 (920) 336-6360

March 19, 2008

DDT Investments  
P.O. Box 227  
Sturgeon Bay, WI 54235

**RE: Notification of residual soil contamination and groundwater contamination above enforcement standards at 518 S. Oxford Avenue, Sturgeon Bay, WI**

Dear Property Owner:

Per Wisconsin Department of Natural Resources (WDNR) regulations I am required to notify you, the current owner of the above property, that soil and groundwater contamination exists at 518 S. Oxford Avenue, Sturgeon Bay, WI that remains above residual contaminant levels (RCLs) for soil and enforcement standards for groundwater. (See Figure attached.) The subject site is a former bulk oil plant. The contamination from this property may extend onto your property, which is located adjacent to the subject property.

The soil sample collected from the excavation during the removal of the underground storage tanks at the site, contained gasoline range organics (GRO), ethylbenzene, and xylenes levels that are above the RCL for the compounds found in Chapter NR 720, Wisconsin Administrative Code. This contamination was not found in the direct contact zone (0' - 4'). Groundwater enforcement standard exceedances were found in monitoring wells BR2, BR3, BR5, BR6, and MW3 during recent sampling events.

If this site is closed, all property where soil contamination exceeds RCLs and groundwater contamination that exceeds enforcement standards will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS registry includes maps showing the location of properties in Wisconsin where soil and groundwater contamination above standards were found at the time of case closure. The GIS registry is available on the WDNR's web site ([www.dnr.state.wi.us](http://www.dnr.state.wi.us)).

Should you wish to perform any excavation at your property, special requirements may be necessary to dispose of contaminated soil and/or groundwater that are encountered during the work. Please contact the WDNR or an environmental consultant if work in the designated area on the attached figure is planned, to determine if special precautions should be taken when excavating the contaminated soil or pumping the groundwater.

Sincerely,  
  
Park Drescher  
Trust Officer  
Vivian Muckian Revocable Trust

Enclosure

OFF-SOURCE  
B  
PROPERTY

DOC#: 670906



Document Number

WARRANTY DEED

This Deed, made between Sturgeon Bay Yacht Harbor, Inc. a Wisconsin Corporation

Grantor, and DDT Investments, LLC a Wisconsin Limited Liability Company

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Door County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):  
**See attached legal description**

TRANSFER  
\$9,000.00  
FEE

WHZ  
W-7

Recorded  
AUG. 12, 2004 AT 03:59PM

MARILYN JADIN  
REGISTER OF DEEDS  
DOOR COUNTY, WI

Fee Amount Paid: \$15.00  
Transfer Fee Paid: \$9000.00

Tract Indexed

Recording Area

Name and Return Address  
**REETZ & HOYERMAN, S.C.**  
242 Michigan Street, Suite 2A  
Sturgeon Bay, WI 54235

281-64-76000818 and 281-64-76000811 (part of)  
281-64-76000819 and 281-64-76000820

Parcel Identification Number (PIN)  
This is not homestead property.  
(is) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except **None**

Dated this 12th day of August, 2004.

Sturgeon Bay Yacht Harbor, Inc.

William J. Schoendorf  
by William J. Schoendorf

President, Sturgeon Bay Yacht Harbor, Inc.

by

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Richard S. Hoyerman of  
REETZ & HOYERMAN, S.C.

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

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
DOOR County )

Personally came before me this 12th day of August, 2004 the above named William J. Schoendorf, President, Sturgeon Bay Yacht Harbor, Inc.

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

\* [Signature]  
Notary Public, State of WISCONSIN

My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)

\* Names of persons signing in any capacity must be typed or printed below their signature.

**Legal Description****TRACT 1**

A parcel of land located in Subdivisions 76 and 77 according to the Assessor's Map of the City of Sturgeon Bay, located in the fractional SE ¼ of Section 7 and the fractional SW ¼ of Section 8, all in Township 27 North, Range 26 East, Door County, Wisconsin, more particularly described as follows:

Commencing at the SE corner of said Section 7; thence N 89°55'17" W -- 151.40 feet along the south line of the fractional SE ¼ of Section 7; thence N 27°31'35" W -- 1113.23 feet along the westerly right-of-way line of the abandoned Ahnapee and Western Railroad to the northerly right-of-way line of Nautical Drive, said point also being the point of beginning of lands to be described; thence continuing along said westerly abandoned right-of-way line N 27°31'35" W -- 765.88 feet; thence N 84°05'07" E -- 433.03 feet; thence N 10°59'09" W -- 214.51 feet; thence N 89°44'47" E -- 360.24 feet; thence N 42°52'49" E -- 50.90 feet to the edge of a metal retaining wall which meets with the waters of Sturgeon Bay; thence along the edge of said retaining wall as follows: S 41°48' E -- 176.7 feet; thence S 52°00' W -- 55.0 feet; thence S 38°00' E -- 19.0 feet; thence N 52°00' E -- 54.5 feet; thence S 51°30' E -- 92.5 feet; thence leaving said retaining wall S 51°30' E -- 85.0 feet along a meander line to the edge of a metal retaining wall which meets with the waters of Sturgeon Bay; thence along the edge of said retaining wall as follows: S 52°08' W -- 18.5 feet; thence S 10°00' W -- 10.4 feet; thence S 42°00' E -- 2.0 feet; thence S 55°30' W -- 257.0 feet; thence S 34°40' E -- 135.5 feet; thence N 55°10' E -- 282.4 feet; thence S 35°30'00" E -- 8.71 feet; thence S 55°18'25" W -- 534.75 feet partially along the northerly right-of-way line of Nautical Drive; thence N 39°29'35" W -- 47.12 feet; thence S 55°18'25" W -- 201.50 feet; thence S 39°29'35" E -- 85.00 feet to the northerly right-of-way line of Nautical Drive; thence S 55°18'25" W -- 248.77 feet along said right-of-way line to the point of beginning.

**TRACT 2**

A parcel of land located in Subdivisions 76 and 77 according to the Assessor's Map of the City of Sturgeon Bay, located in the fraction SE ¼ of Section 7 and the fractional SW ¼ of Section 8,

all in Township 27 North, Range 26 East, Door County, Wisconsin, more particularly described as follows:

Commencing at the SE corner of said Section 7; thence N 89°55'17" W -- 151.40 feet along the fractional SE ¼ of Section 7; thence N 27°31'35" W -- 598.68 feet along the westerly right-of-way line of the abandoned Ahnapee and Western Railroad to the point of beginning of the lands to be described; thence continue N 27°31'35" W -- 454.08 feet to the southerly right-of-way line of Nautical Drive; thence N 55°18'25" E -- 70.74 feet along side southerly right of way line; thence S 20°17'24" E -- 79.10 feet; thence S 39°59'11" E -- 80.83 feet; thence N 50°25'34" E -- 204.81 feet; thence N 39°27'44" W -- 140.16 feet to the southerly right-of-way line of Nautical Drive; thence N 55°18'25" E -- 211.91 feet along said southerly right-of-way line; thence S 39°29'35" E -- 374.64 feet along the southwesterly right-of-way line of Shorecrest Road; thence S 47°19'45" W -- 556.24 feet to the point of beginning.

### TRACT 3

A parcel of land located in Subdivisions 76 and 77 according to the Assessor's Map of the City of Sturgeon Bay, located in the fractional SE ¼ of Section 7 and the fractional SW ¼ of Section 8, all in Township 27 North, Range 26 East, Door County, Wisconsin, more particularly described as follow:

Commencing at the SE corner of Said Section 7; thence N 89°55'17" W -- 151.40 feet along the fractional SE ¼ of Section 7; thence N 27°31'35" W -- 598.68 feet along the westerly right-of-way line of the abandoned Ahnapee and Western Railroad; thence N 47°19'45" E -- 616.33 feet to the northeasterly right-of-way line of Shorecrest Road; thence N 39°29'35" W -- 289.14 feet along said northeasterly right-of-way line to the point of beginning of the lands to be described; thence continuing along said right-of-way line N 39°29'35" W -- 115.01 feet; thence N 55°18'25" E -- 275.00 feet along the southerly right-of-way line of Nautical Drive; thence S 39°29'35" E -- 92.00 feet along the southwesterly right-of-way line of Nautical Drive; thence S 50°30'25" W -- 274.04 feet along the northwesterly line of a 14 foot wide alley to the point of beginning.

Dave Fries



GREEN BAY AREA FINANCIAL CENTERS:

Ashwaubenon Financial Center 960 Hansen Road, Green Bay, WI 54304 (920) 491-9955  
Bay Settlement Financial Center 2260 Bay Settlement Road, Green Bay, WI 54311 (920) 468-0900  
Downtown Green Bay City Center 301 N. Adams, Green Bay, WI 54301 (920) 430-9800  
Howard Financial Center 2450 Velp Avenue, Suite 101, Green Bay, WI 54303 (920) 434-5400  
I-43 Financial Center 920 Huron Road, Green Bay, WI 54311 (920) 468-2500  
Ledgeview Financial Center 1395 S. Broadway, De Pere, WI 54115 (920) 983-7600  
Seymour Financial Center 106 E. State Road 54, Seymour, WI 54165 (920)833-2288  
Suamico Financial Center 2502 Lineville Road, Green Bay, WI 54313 (920) 434-1000  
West De Pere Financial Center 1450 Scheuring Road, De Pere, WI 54115 (920) 336-6360

March 19, 2008

City of Sturgeon Bay  
Department of Public Works  
421 Michigan Street  
Sturgeon Bay, WI 54235

**RE: Notification of residual soil contamination and groundwater contamination above enforcement standards at 518 S. Oxford Avenue, Sturgeon Bay, WI**

Dear Property Owner:

Per Wisconsin Department of Natural Resources (WDNR) regulations I am required to notify you, the department responsible maintaining the road right of way, that soil and groundwater contamination exists at 518 S. Oxford Avenue, Sturgeon Bay, WI that remains above residual contaminant levels (RCLs) for soil and enforcement standards for groundwater. (See Figure attached.) The subject site is a former bulk oil plant. The contamination from this property may extend into the road right of way, which is located adjacent to the subject property.

The soil sample collected from the excavation during the removal of the underground storage tanks at the site, contained gasoline range organics (GRO), ethylbenzene, and xylenes levels that are above the RCL for the compounds found in Chapter NR 720, Wisconsin Administrative Code. This contamination was not found in the direct contact zone (0' - 4'). Groundwater enforcement standard exceedances were found in monitoring wells BR2, BR3, BR5, BR6, and MW3 during recent sampling events.

If this site is closed, all property where soil contamination exceeds RCLs and groundwater contamination that exceeds enforcement standards will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS registry includes maps showing the location of properties in Wisconsin where soil and groundwater contamination above standards were found at the time of case closure. The GIS registry is available on the WDNR's web site ([www.dnr.state.wi.us](http://www.dnr.state.wi.us)).

Should you wish to perform any excavation in the road right of way, special requirements may be necessary to dispose of contaminated soil and/or groundwater that are encountered during the work. Please contact the WDNR or an environmental consultant if work in the designated area on the attached figure is planned, to determine if special precautions should be taken when excavating the contaminated soil or pumping the groundwater.

Sincerely,

Park Drescher  
Trust Officer  
Vivian Muckian Revocable Trust

Enclosure

RECEIVED  
MARCH 20 2008  
COMMUNITY DEVELOPMENT