

GIS REGISTRY INFORMATION

SITE NAME:	Bay Lakes Lindsay			FID #	
BRRTS #:	03-36-002172			(if appropriate):	
COMMERCE # (if appropriate):	54241-2499-01				
CLOSURE DATE:	March 5, 2003				
STREET ADDRESS:	801 23rd St				
CITY:	Two Rivers				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	715249		Y =	411933
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS:	2208 Garfield St. and 800 22 nd St.				
• GPS COORDINATES (meters in WTM91 projection):	X =	715258 (2208 Garfield) 715258 (800 22 nd)		Y =	411900 411863
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
• IF YES, STREET ADDRESS 1:	2208 Garfield St.				
• GPS COORDINATES (meters in WTM91 projection):	X =	715258		Y =	411900
CONTAMINATION IN RIGHT OF WAY:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
DOCUMENTS NEEDED					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					X
GW: Table of water level elevations, with sampling dates, and free product noted if present					X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					X
RP certified statement that legal descriptions are complete and accurate					X
Copies of off-source notification letters (if applicable)					X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					X
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					na



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

August 27, 2003

Ms. Ann M. Landt
801 23rd Street
Two Rivers, WI 54241

RE: **Final Closure**

Commerce # 54241-2499-01 WDNR BRRTS # 03-36-002172
Bay Lakes Lindsay, 801 23rd Street, Two Rivers

Dear Ms. Landt:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions 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 and groundwater 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 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. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

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', written over a white background.

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Robert C. Herubin - NRP Environmental Consultants Incorporated
Case File



March 5, 2003

Ms. Ann M. Landt
942 N. 15th Street
Manitowoc, WI 54220

RE: **Conditional Case Closure**

Commerce # 54241-2499-01 WDNR BRRTS # 03-36-002172
Bay Lakes Lindsay, 801 23rd Street, Two Rivers

Dear Ms. Landt:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, NRP Environmental Consultants Incorporated, for the site referenced above. It is understood that residual soil and groundwater 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-B) of monitoring wells MW-1 through MW-7 and a sump.

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', written over a horizontal line.

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Robert C. Herubin - NRP Environmental Consultants Incorporated
Case File

582244

662

RECEIVED FOR RECORD
VOL. 698 PAGE 662
1983 MAY 19 PM 4:25

MANITOWOC COUNTY, WIS.
ROBERT B. BRANDL
REGISTER OF DEEDS

Lois Hillmer

quit-claims to The GARFIELD TRUST

the following described real estate in Manitowoc County,
State of Wisconsin:

Lot One (1) and Lot Two (2), Block A, of the First
Portion of Picnic Hill Addition to the City of Two
Rivers, Manitowoc County, Wisconsin.

RETURN TO John Hillmer
804 - 23rd St.
Two Rivers, WI 54241
4 cash

Tax Parcel No:

Bay
Lakes

FEE
77.25(9)
EXEMPT

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

Dated this 19th day of May, 1983

(SEAL) Lois Hillmer (SEAL)

* Lois Hillmer

(SEAL) (SEAL)

* *

AUTHENTICATION

Signature(s)

authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY
John Hillmer, Trustee

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

ACKNOWLEDGMENT

STATE OF WISCONSIN

MANITOWOC County, } ss.

Personally came before me this 19 day of
May, 1983 the above named

LOIS HILLMER

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

Andrew F. ...
NOTARY
Manitowoc County, Wis.
My Commission is permanent (if not, state expiration
date: May 31, 1986.)

-64-

CONTINUATION OF ABSTRACT
OF TITLE

To the following described real estate in Manitowoc County, Wisconsin:

Lot Number Three (3) of Block "A" of the First Portion
of Picnic Hill Addition to the city of Two Rivers,
Wisconsin, according to the recorded plat of said addition.

Kof C.

STATE OF WISCONSIN)
) SS.
MANITOWOC COUNTY)

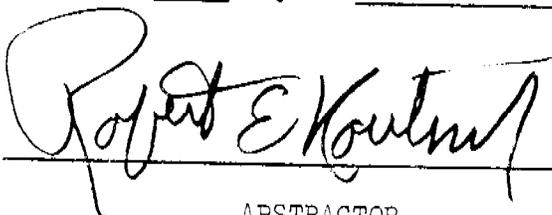
I, Robert E. Koutnik, Abstractor, of Manitowoc County, Wisconsin, hereby certify that the foregoing continuation of Abstract of Title, consisting of number 60 to 62 inclusive, is a correct copy of all matters on file or on record in the several public offices of Manitowoc County, Wisconsin, in the Register of Deeds' Office, Clerk of Circuit Court's Office, County Treasurer's Office, County Clerk's Office, affecting or relating to the title of the premises described in the Caption at Number 60 hereof as appears from an examination of its Books of Indexes, since the 28th day of August, 1958, at 8:00 o'clock A..m. to the present time.

According to such examination there are no judgements within the last ten years, Mechanic's Liens within the last two years, Writs of Attachments, Sheriff's Certificate of Sale, Federal Tax Liens, Notice of Lis Pendens, Old Age Assistance, Wisconsin Delinquent Income Tax, on file or on record which would be a lien against the premises described in the Caption at Number 60 hereof except as herein shown.

No examination made as to street improvement taxes, the same not being on file in the county offices.

That I have examined the tax records of said county, and that there are no unpaid taxes, unredemmed tax sales affecting this land; such examination includes the taxes for the year 1955 which would be a lien against the premises described in the caption at Number 60 hereof.

Dated at Manitowoc, Wisconsin, the 27th day of September, 1956, at 1:00 o'clock P..m.



ABSTRACTOR

STATE OF WISCONSIN)
) SS.
MANITOWOC COUNTY)

-65-

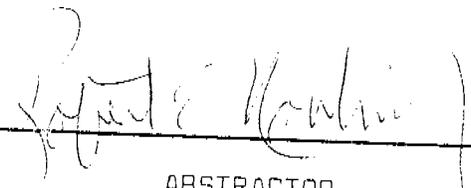
I, Robert E. Koutnik, Abstractor, of Manitowoc County, Wisconsin, hereby certify that the foregoing continuation of Abstract of Title, consisting of number 64 to 65 inclusive, is a correct copy of all matters on file or on record in the several public offices of Manitowoc County, Wisconsin, in the Register of Deeds' Office, Clerk of Circuit Court's Office, County Treasurer's Office, County Clerk's Office, affecting or relating to the title of the premises described in the Caption at Number 64 hereof as appears from an examination of its Books of Indexes, since the 27th day of September, 1966, at 1:00 o'clock P.M. to the present time.

According to such examination there are no judgements within the last ten years, Mechanic's Liens within the last two years, Writs of Attachments, Sheriff's Certificate of Sale, Federal Tax Liens, Notice of Lis Pendens, Old Age Assistance, Wisconsin Delinquent Income Tax, on file or on record which would be a lien against the premises described in the Caption at Number 64 hereof except as herein shown.

No examination made as to street improvement taxes, the same not being on file in the county offices.

That I have examined the tax records of said county, and that there are no unpaid taxes, unredeemed tax sales affecting this land; such examination includes the taxes for the year 1964 which would be a lien against the premises described in the Caption at Number 64 hereof.

Dated at Manitowoc, Wisconsin, the 22nd day of March, 1966, at 1:00 o'clock P.M.



ABSTRACTOR

CONTINUATION OF ABSTRACT
OF TITLE

To the following described real estate in Manitowoc County, Wisconsin:

Lot Number Three (3) of Block "A" of the First
Portion of Picnic Hill Addition to the city of
Two Rivers, Wisconsin, according to the recorded
plat of said addition.

Columbus Club Association
of Two Rivers, Wisconsin
By Leslie H. Koss,
Pres.,
Robert Borkovetz,
Vice Pres.,
(Corp. Seal affixed),

to

Bank of Two Rivers, a
\$9,333.33 interest; Two Rivers Savings Bank - a \$9,333.34
interest; and to Two Rivers Savings & Loan Ass'n., a \$9,333.33
interest.

Mortgage 379 Records 67h
Doc. No. 422013
Date d and ack. Mar. 31, 1966
Rec. Apr. 13, 1966 at 1:12 P.M.
Wit. 2
Cons. \$28,000
Conveys: Caption at No. 66
hereof and other lands.

-66-

CONTINUATION OF ABSTRACT
OF TITLE

To the following described real estate in Manitowoc County, Wisconsin, to-wit:

Lot Number Sixteen (16) of Block Number "A"
of the First Portion of Picnic Hill Addition
to the city of Two Rivers, Wisconsin, according
to the recorded plat of said addition.

-67-

Columbus Club Association
of Two Rivers, Wisconsin
By Leslie H. Koss, Pres.,
Robert Borkovetz,
Vice Prds.,
Corp. Seal affixed,

to

Bank of Two Rivers,
a \$9,333.33 interest;
Two Rivers Savings Bank,
a \$9,333.34 interest; and to Two Rivers Savings & Loan Association,
a \$9,333.33 interest.

Mortgage 379 Records 674
Doc. No. 422013
Dated and ack. Mar. 31, 1966
Rec. Apr. 13, 1966 at 1:12 P.M.
Wit. 2
Cons. \$28,000.
Conveys: Caption at No. 66
hereof and other lands.

STATE OF WISCONSIN)
) SS.
 MANITOWOC COUNTY)

-68-

I, Robert E. Koutnik, Abstractor, of Manitowoc County, Wisconsin, hereby certify that the foregoing continuation of Abstract of Title, consisting of number 66 to 68 inclusive, is a correct copy of all matters on file or on record in the several public offices of Manitowoc County, Wisconsin, in the Register of Deeds' Office, Clerk of Circuit Court's Office, County Treasurer's Office, County Clerk's Office, affecting or relating to the title of the premises described in the Caption at Number 68 hereof as appears from an examination of its Books of Indexes, since the 22nd day of March, 1966 at 1:00 o'clock P.M. to the present time.

According to such examination there are no judgements within the last ten years, Mechanic's Liens within the last two years, Writs of Attachments, Sheriff's Certificate of Sale, Federal Tax Liens, Notice of Lis Pendens, Old Age Assistance, Wisconsin Delinquent Income Tax, on file or on record which would be a lien against the premises described in the Caption at Number 66 hereof except as herein shown.

No examination made as to street improvement taxes, the same not being on file in the county offices.

That I have examined the tax records of said county, and that there are no unpaid taxes, unredeemed tax sales affecting this land; such examination includes the taxes for the year 1965 which would be a lien against the premises described in the Caption at Number 66 hereof.

Dated at Manitowoc, Wisconsin, the 22nd day of April, 1966, at 7:00 o'clock P.M.

Robert E. Koutnik

ABSTRACTOR

STATE OF WISCONSIN)
) SS.
MANITOWOC COUNTY)

-68-

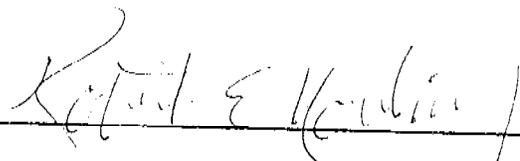
I, Robert E. Koutnik, Abstractor, of Manitowoc County, Wisconsin, hereby certify that the foregoing continuation of Abstract of Title, consisting of number 66 to 68 inclusive, is a correct copy of all matters on file or on record in the several public offices of Manitowoc County, Wisconsin, in the Register of Deeds' Office, Clerk of Circuit Court's Office, County Treasurer's Office, County Clerk's Office, affecting or relating to the title of the premises described in the Caption at Number 66 hereof as appears from an examination of its Books of Indexes, since the 22nd day of March, 1966, at 1:00 o'clock P.M. to the present time.

According to such examination there are no judgements within the last ten years, Mechanic's Liens within the last two years, Writs of Attachments, Sheriff's Certificate of Sale, Federal Tax Liens, Notice of Lis Pendens, Old Age Assistance, Wisconsin Delinquent Income Tax, on file or on record which would be a lien against the premises described in the Caption at Number 66 hereof except as herein shown.

No examination made as to street improvement taxes, the same not being on file in the county offices.

That I have examined the tax records of said county, and that there are no unpaid taxes, unredeemed tax sales affecting this land; such examination includes the taxes for the year 1965 which would be a lien against the premises described in the Caption at Number 66 hereof.

Dated at Manitowoc, Wisconsin, the 22nd day of April, 1966, at 7:00 o'clock P.M.



ABSTRACTOR

QUIT CLAIM DEED
EXEMPT PER SEC. 77.25
(15S) WIS. STATS.

Document Number

This Deed, made between Lorraine Pritzl, a single person

Grantor,
and Pritzl's Auto Sales, LLC, a Wisconsin Limited Liability Company

Grantee.
Grantor quit claims to Grantee the following described real estate in Manitowoc County, State of Wisconsin:

Undivided one-third (1/3) interest in the following described real estate:

Lot 18 in Block A, Picnic Hill Addition (first portion) to the City of Two Rivers.

Recording Area

Name and Return Address

Atty. Oliver T. Skrivanie
1523 Washington Street
P.O. Box 117
Two Rivers, WI 54241

Code Exclusion W-4
147-001-18-12

Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Dated this 10 day of January, 2000

Lorraine Pritzl
* Lorraine Pritzl

* _____
* _____

AUTHENTICATION

Signature(s) Lorraine Pritzl

authenticated this 10 day of January, 2000

Oliver T. Skrivanie
* Oliver T. Skrivanie

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

THIS INSTRUMENT WAS DRAFTED BY

Atty. Oliver T. Skrivanie

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ County.)

Personally came before me this _____ day of _____, _____ the above named

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

* _____
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.

QUIT CLAIM DEED
EXEMPT PER SEC. 77.25
(15S) WIS. STATS.

Document Number

This Deed, made between Lorraine Pritzl, a single person

Grantor,
and Pritzl's Auto Sales, LLC, a Wisconsin Limited Liability Company

Grantee.
Grantor quit claims to Grantee the following described real estate in Manitowoc County, State of Wisconsin:

Undivided one-third (1/3) interest in the following described real estate:

Lot 18 in Block A, Picnic Hill Addition (first portion) to the City of Two Rivers.

Recording Area

Name and Return Address

Atty. Oliver T. Skrivanie
1523 Washington Street
P.O. Box 117
Two Rivers, WI 54241

Code Exclusion W-4
147-001-18-12

Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Dated this 10 day of January, 2000

Lorraine Pritzl
* Lorraine Pritzl

* _____
* _____

AUTHENTICATION

Signature(s) Lorraine Pritzl

authenticated this 10 day of January, 2000

Oliver T. Skrivanie
* Oliver T. Skrivanie

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

THIS INSTRUMENT WAS DRAFTED BY

Atty. Oliver T. Skrivanie

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ County.)

Personally came before me this _____ day of _____, _____ the above named

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

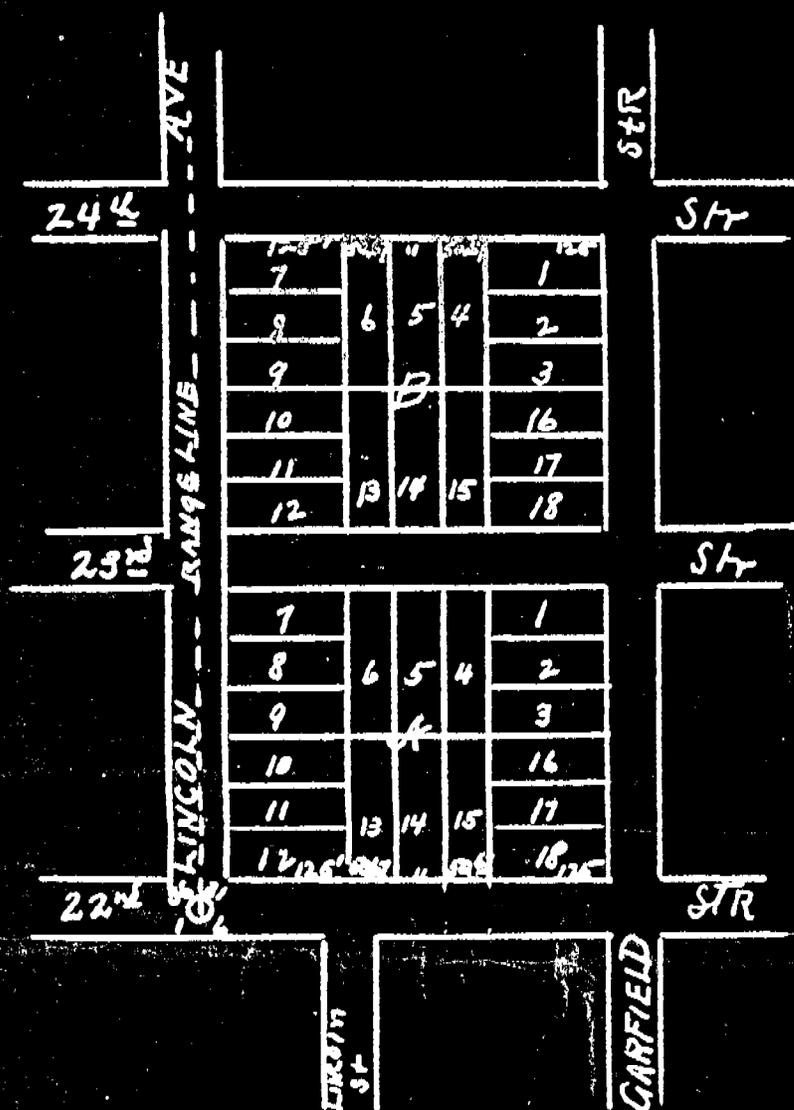
* _____
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: _____)

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

20.

PICNIC HILL ADDITION
TO THE
CITY OF TWO RIVERS
To be platted in portions

FIRST PORTION



Recorded May 20, 1910 - 9 A. M.
In Volume 5 of Maps
Document No. 142327.

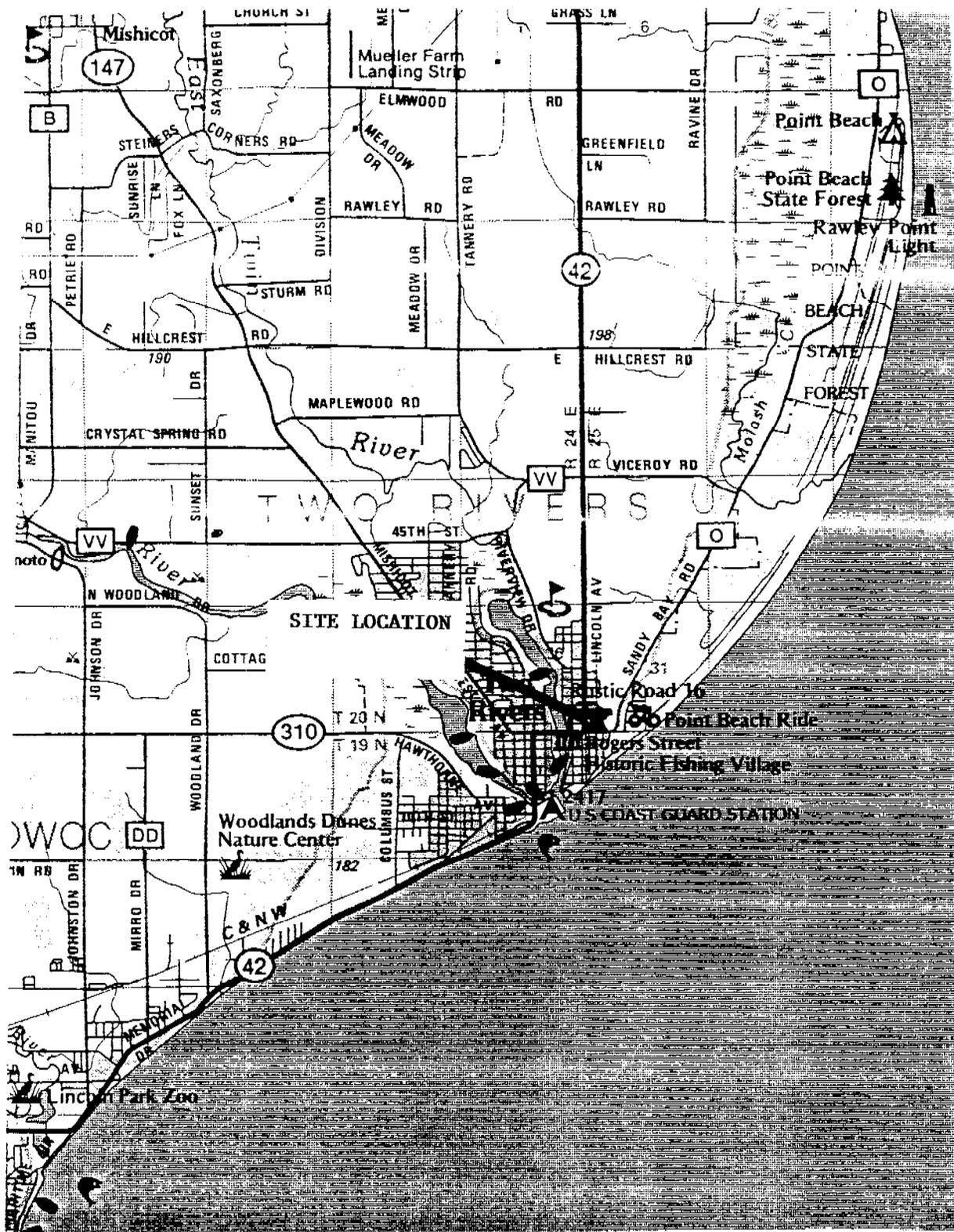
PIN

147-001-012-2 22nd 23rd ST.

PICNIC HILL ADD. 1ST PORTION LOTS 1 & 2 BLOCK A -- GARFIELD TRUST

147-001-031-5 2210 GARFIELD ST.

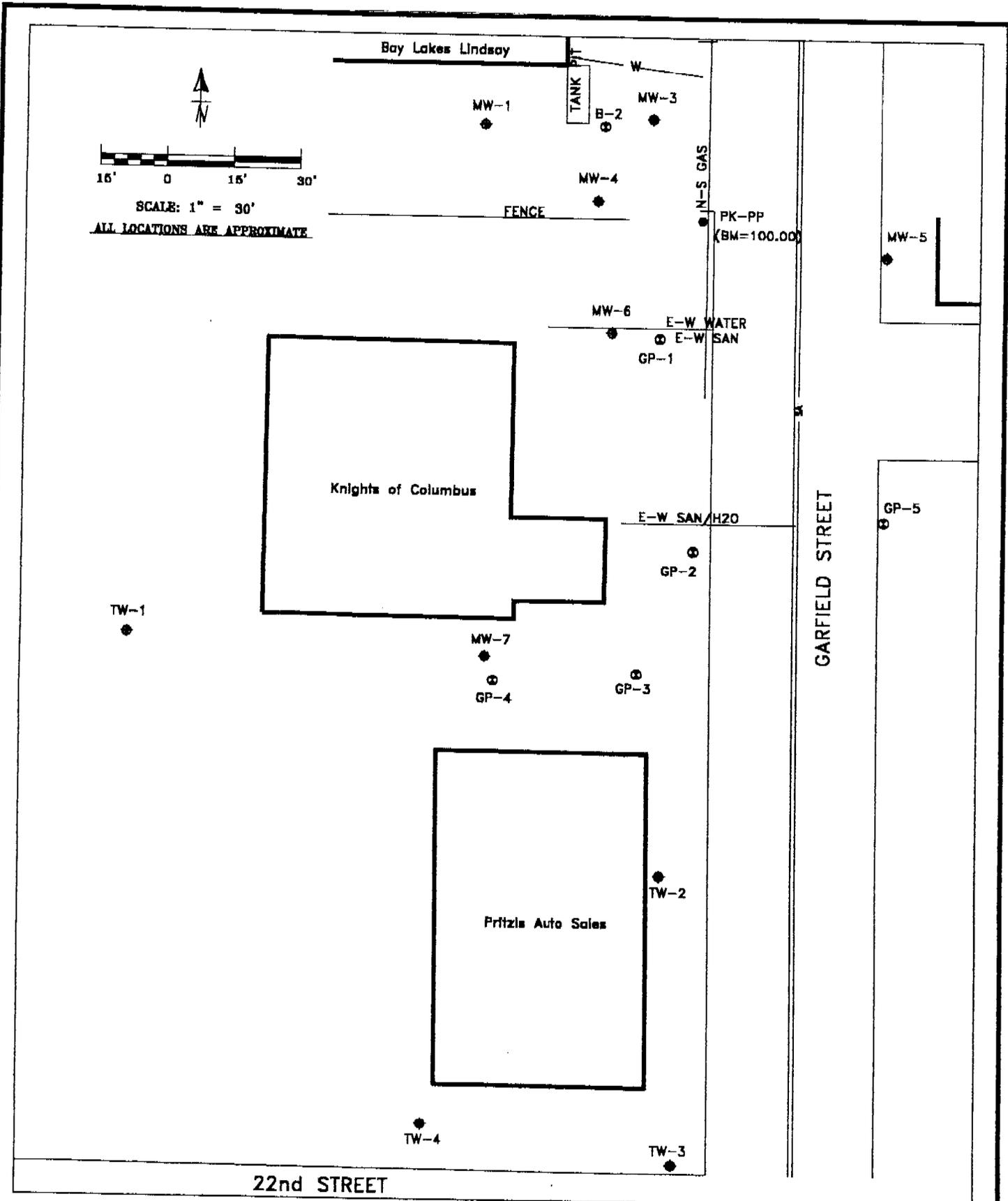
PICNIC HILL ADD. 1ST PORTION LOTS 3 & 16 BLOCK A -- Knights of Columbus



NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT: Bay Lakes Lindsay - Two Rivers

FIGURE: Figure 1 - Site Location Map



NRP ENVIRONMENTAL CONSULTANTS, INC.

Bay Lakes Lindsay - Two Rivers, WI

Figure 2: Site Detail Map

ID#: baylakes-pict1

TABLE I

SUMMARY OF GROUNDWATER ANALYSIS RESULTS

All Results in Parts Per Billion (ug/l)

MW-1

	<u>1/16/96</u>	<u>8/16/96</u>	<u>7/29/98</u>	<u>11/3/98</u>	<u>2/24/99</u>	<u>5/27/99</u>	<u>8/18/99</u>	<u>PAL*</u>	<u>ES*</u>
Lead	19	NA	NA	NA	NA	NA	NA	1.5	15
Benzene	ND	0.5	5						
Ethylbenzene	ND	140	700						
MTBE	0.51	ND	ND	ND	ND	ND	ND	12	60
Naphthalene	ND	8	40						
Toluene	ND	200	1000						
Trimethylbenzenes	ND	96	480						
Total Xylenes	ND	1000	10000						

MW-3

	<u>1/16/96</u>	<u>8/16/96</u>	<u>7/29/98</u>	<u>11/3/98</u>	<u>2/24/99</u>	<u>5/27/99</u>	<u>8/18/99</u>	<u>PAL*</u>	<u>ES*</u>
Lead	26	NA	NA	NA	NA	NA	NA	1.5	15
Benzene	0.3	ND	0.28	ND	ND	ND	ND	0.5	5
Ethylbenzene	0.89	2.8	1.1	2.3	0.44	ND	ND	140	700
MTBE	ND	12	60						
Naphthalene	0.92	1.6	ND	0.73	ND	ND	0.86	8	40
Toluene	1.6	ND	ND	ND	ND	ND	ND	200	1000
Trimethylbenzenes	6.0	17.9	2.75	50.2	4.7	ND	4.4	96	480
Total Xylenes	3.2	7.5	4.44	7.5	ND	ND	1.45	1000	10000

MW-4

	<u>1/16/96</u>	<u>8/16/96</u>	<u>7/29/98</u>	<u>11/3/98</u>	<u>2/24/99</u>	<u>5/27/99</u>	<u>8/18/99</u>	<u>PAL*</u>	<u>ES*</u>
Lead	37	NA	NA	NA	NA	NA	NA	1.5	15
Benzene	68	520	19	19	22	24	24	0.5	5
Ethylbenzene	350	2300	1000	1400	730	650	480	140	700
MTBE	ND	ND	ND	ND	ND	6.9	ND	12	60
Naphthalene	ND	480	1200	1500	780	710	530	8	40
Toluene	600	8000	1500	780	510	1800	490	200	1000
Trimethylbenzenes	690	1890	3480	4540	3750	2810	2540	96	480
Total Xylenes	1890	7400	8700	9000	4750	4900	2570	1000	10000

MW-5

	<u>3/28/96</u>	<u>8/16/96</u>	<u>7/29/98</u>	<u>11/3/98</u>	<u>2/24/99</u>	<u>5/27/99</u>	<u>8/18/99</u>	<u>PAL*</u>	<u>ES*</u>
Lead	NA	1.5	15						
Benzene	ND	0.5	5						
Ethylbenzene	ND	140	700						
MTBE	ND	12	60						
Naphthalene	ND	8	40						
Toluene	ND	200	1000						
Trimethylbenzenes	ND	96	480						
Total Xylenes	ND	1000	10000						

MW-6

	<u>3/28/96</u>	<u>8/16/96</u>	<u>7/29/98</u>	<u>11/3/98</u>	<u>2/24/99</u>	<u>5/27/99</u>	<u>8/18/99</u>	<u>PAL*</u>	<u>ES*</u>
Lead	NA	1.5	15						
Benzene	30	530	1400	270	170	14	470	0.5	5
Ethylbenzene	790	2600	2300	3300	1400	110	1400	140	700
MTBE	ND	38	16	ND	ND	3.8	ND	12	60
Naphthalene	230	600	650	890	440	65	420	8	40
Toluene	71	2700	1500	1300	440	16	180	200	1000
Trimethylbenzenes	203	1890	1910	2510	1210	194	1510	96	480
Total Xylenes	3310	9200	9000	13100	5400	430	5000	1000	10000

Continued on Next Page

TABLE J

SUMMARY OF GROUNDWATER ANALYSIS RESULTS
FROM MONITORING WELLS

All Results in Parts Per Billion (ug/l)

MW-7

	<u>8/16/96</u>	<u>7/29/98</u>	<u>11/3/99</u>	<u>2/24/99</u>	<u>5/27/99</u>	<u>8/18/99</u>	PAL*	ES*
Lead	19	NA	NA	NA	NA	NA	1.5	15
Benzene	21	1100	160	400	870	580	0.5	5
Ethylbenzene	1.9	2.9	24	24	41	24	140	700
MTBE	ND	ND	ND	ND	ND	ND	12	60
Naphthalene	ND	ND	0.54	ND	ND	2.5	8	40
Toluene	ND	15	11	8.6	9.6	10	200	1000
Trimethylbenzenes	ND	16	29.1	17.6	36.2	45.8	96	480
Total Xylenes	151.6	110	262.1	222.5	333.3	191.4	1000	10000

SUMP

	<u>12/12/97</u>	<u>2/17/98</u>	<u>7/29/98</u>	<u>11/3/98</u>	<u>2/24/99</u>	<u>5/27/99</u>	<u>8/18/99</u>	PAL*	ES*
Lead	NA	NA	NA	NA	NA	NA	NA	1.5	15
Benzene	400	210	41	23	29	35	21	0.5	5
Ethylbenzene	4700	2700	1700	1200	430	750	650	140	700
MTBE	38	15	ND	ND	ND	7.4	ND	12	60
Naphthalene	NA	NA	1400	1200	560	420	270	8	40
Toluene	12000	7400	3200	1400	950	1800	950	200	1000
Trimethylbenzenes	8900	3930	3810	4480	2470	1590	1020	96	480
Total Xylenes	23000	14100	10700	7100	3220	3700	2470	1000	10000

NOTES:

* Source NR 140.10, Wisconsin Administration Code

NA = Not Analyzed

ND = Not Detected Above Method Detection Limits

Bold Number Indicates ES Exceedence

TABLE V

SUMMARY OF SOIL SAMPLE ANALYSIS RESULTS
FROM SOIL BORINGS

Boring ID	Sample ID	Sample Depth Below Surface (ft)	GRO	Pb	BENZ	TOLU	E.BENZ	XYLE	MTBE	NAPTH
MW1	1-7	7.5-9.5	1.1	2.7	ND	110	ND	ND	ND	ND
B2	2-11	12.5-14.5	1.7	NA	ND	38	13	73	ND	NA
MW3	3-5	5-7	57	ND	ND	ND	450	450	ND	450
MW3	3-11	12.5-14.5	0.85	NA	ND	ND	30	ND	ND	NA
MW4	4-5	5-7	130	ND	ND	ND	530	1,930	ND	350
MW4	4-11	12.5-14.5	2.4	ND	650	42	12	69	ND	NA
MW5	5-11	12.5-14.5	ND	1.2	ND	ND	ND	ND	ND	ND
MW6	6-5	5-7	5.1	3.1	39	ND	73	94	ND	ND
MW6	6-7	7.5-9.5	26	NA	ND	96	1,200	5,200	35	1200
MW7	MW7	7.5-9.5	ND for DRO	ND	41	78	ND	1,000	ND	ND

NOTES

GRO = WDNR modified gasoline range organics in parts per million (ppm)

DRO = WDNR modified diesel range organics in parts per million (ppm)

ND = Not detected above the method detection limit

NA = Not Analyzed

VOC compounds are in parts per billion (ppb)

Shaded area indicates exceedence of NR 700 guidelines

TABLE VI
 SUMMARY OF SOIL SAMPLE ANALYSIS RESULTS
 FROM SOIL PROBES

Boring ID	Sample ID	Sample Depth Below Surface (ft)	GRO	Pb	BENZ	TOLU	E.BENZ	XYLE	NAPTH	MTBE
MAY 16, 1996										
GP1	GP1	7-9	4.3	ND	ND	ND	ND	490	NA	ND
GP2	GP2	8.5	ND	3.9	ND	ND	ND	ND	NA	ND
GP3	GP3	7	ND	ND	ND	ND	ND	ND	NA	ND
GP4	GP4	8.5	ND	ND	ND	ND	ND	ND	NA	ND

NOTES

GRO = WDNR modified gasoline range organics in parts per million (ppm)

DRO = WDNR modified diesel range organics in parts per million (ppm)

ND = Not detected above the method detection limit

NA = Not Analyzed

VOC compounds are in parts per billion (ppb)

TABLE VIII
SUMMARY OF SOIL SAMPLE ANALYSIS RESULTS
FROM REMEDIAL EXCAVATION

Sample ID	Sample Location	GRO	Pb	BENZ	TOLU	E. BENZ	XYLE	MTBE
November 13, 1997								
A	South Sidewall - 6'bg	28	<3.7	<25	49	500	1660	76
B	East Sidewall - 5-6'bg	<2.9	<3.5	ND	ND	ND	ND	ND
C	West Sidewall - 6-7'bg	170	15	<62	1400	2400	6000	550
D	Southwest Sidewall 6' bg	790	5.9	660	12000	21000	92000	1400
E	North Wall - 5-6'bg	710	8.7	<250	1300	9500	37300	330
C-1	Waste Characterization	3100	<3.7	<1000	21000	86000	3e+05	6300
C-2	Waste Characterization	1300	<3.8	560	42000	31000	1e+05	2800

NOTES:

ppm = parts per million

ppb = parts per billion

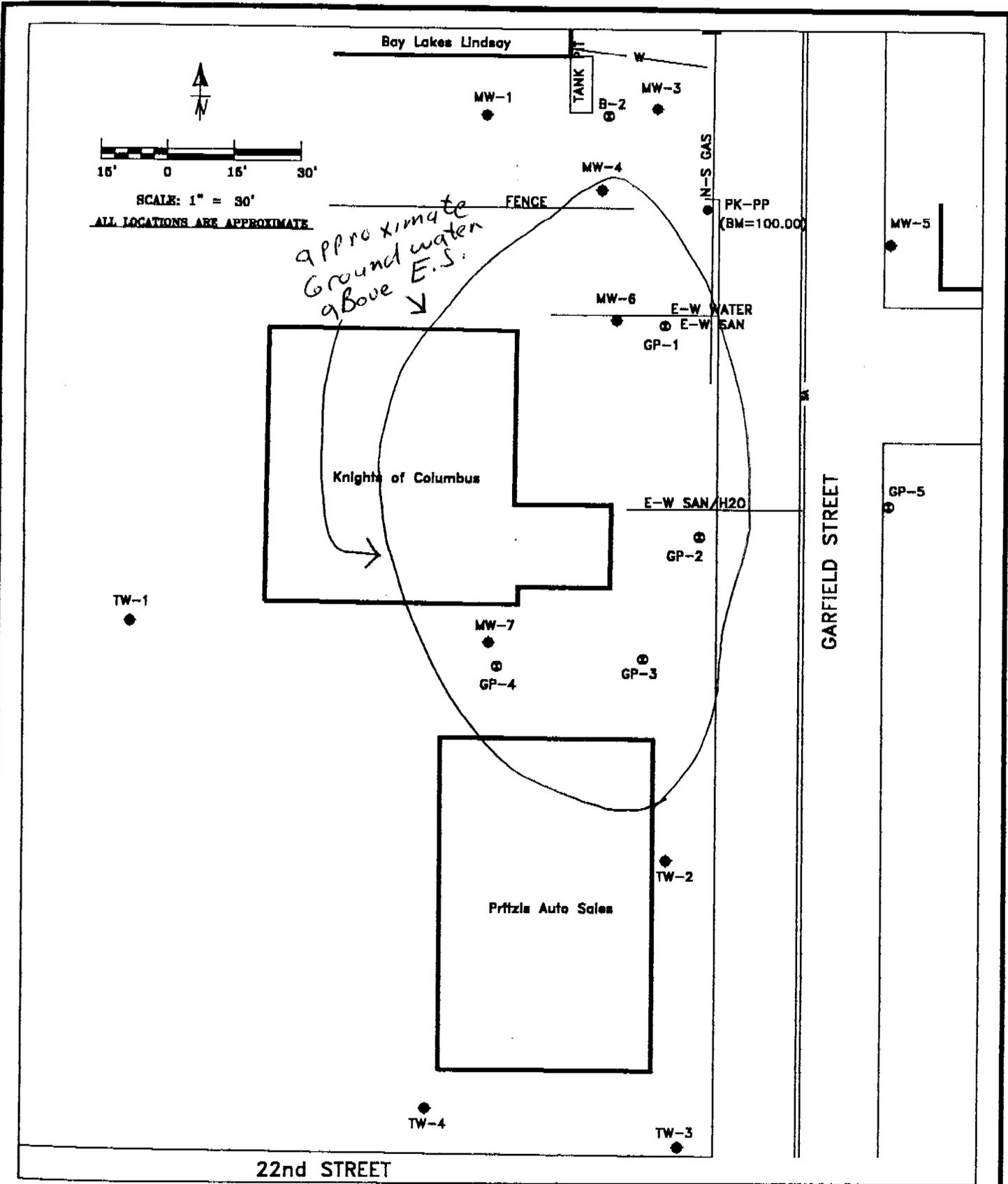
GRO = WDNR modified gasoline range organics - ppm

DRO = WDNR modified diesel range organics - ppm

VOC compounds are in ppb

ND = Not detected above the method detection limit

NA = Not Analyzed



NRP ENVIRONMENTAL CONSULTANTS, INC.

Bay Lakes Lindsay - Two Rivers, WI

Figure 1 - Groundwater above E.S.

ID#: baylakes-plot1

TABLE II

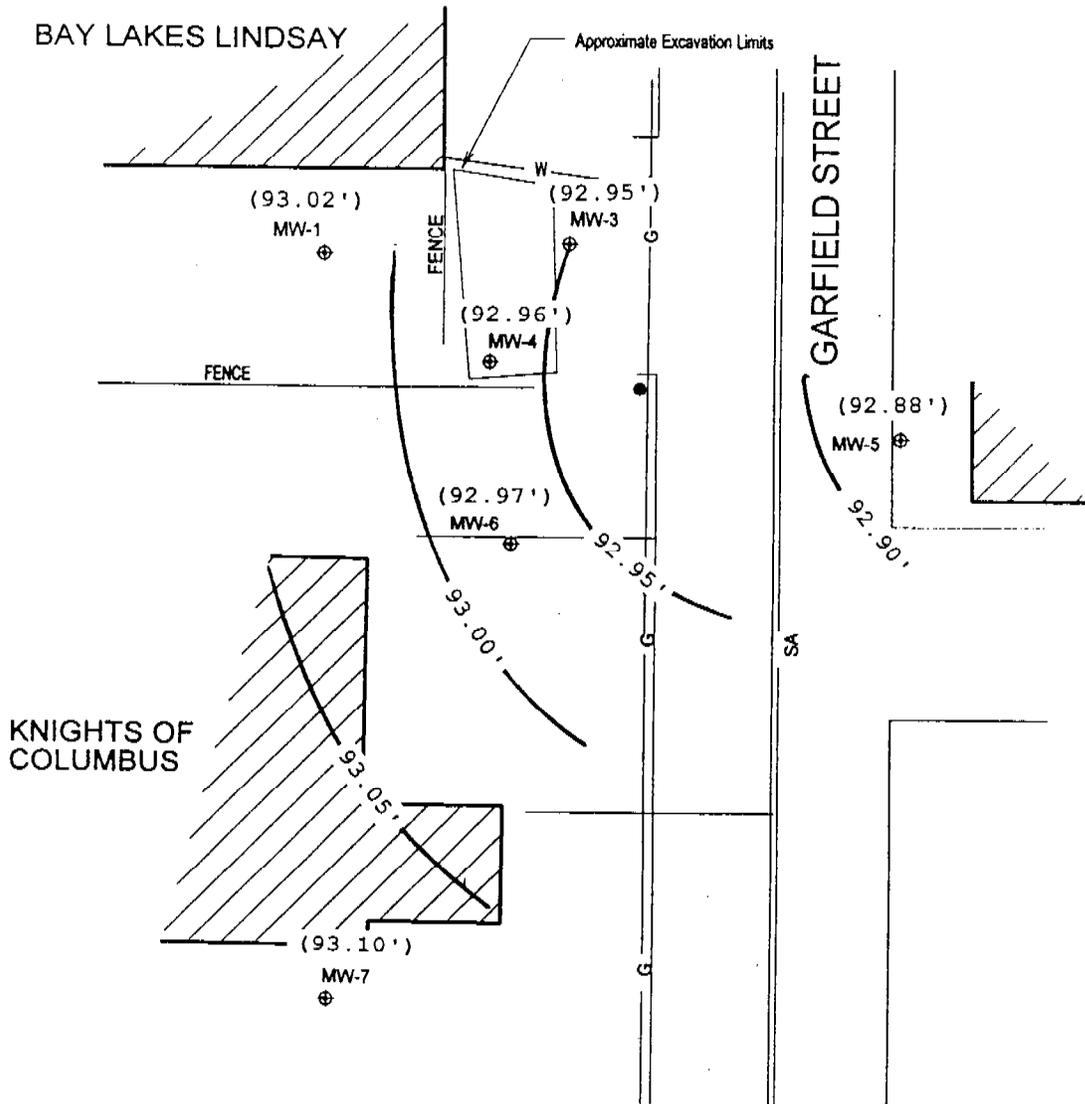
SUMMARY OF GROUNDWATER ELEVATIONS

(Elevations Obtained (07/29/98))

<u>WELL#</u>	<u>TOP OF CASING ELEVATION</u>	<u>DEPTH TO GROUNDWATER</u>	<u>GROUNDWATER ELEVATION</u>
MW-1	99.09'	6.23'	92.86'
MW-3	99.12'	6.21'	92.91'
MW-4	99.34'	6.41'	92.93'
MW-5	99.22'	6.38'	92.84'
MW-6	100.22'	7.21'	93.01'
MW-7	100.16'	7.15'	93.01'

(Elevations Obtained (08/16/96))

<u>WELL#</u>	<u>TOP OF CASING ELEVATION</u>	<u>DEPTH TO GROUNDWATER</u>	<u>GROUNDWATER ELEVATION</u>
MW-1	99.09'	5.98'	93.11'
MW-3	99.12'	6.13'	92.99'
MW-4	99.34'	6.37'	92.97'
MW-5	99.22'	6.38'	92.84'
MW-6	100.22'	7.17'	93.05'
MW-7	100.16'	7.13'	93.03'

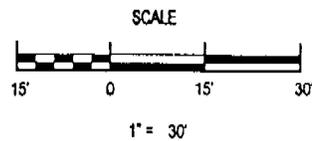


LEGEND

MW-7 MONITORING WELL

(93.02') GROUNDWATER ELEVATION

92.10' — GROUNDWATER CONTOUR LINE

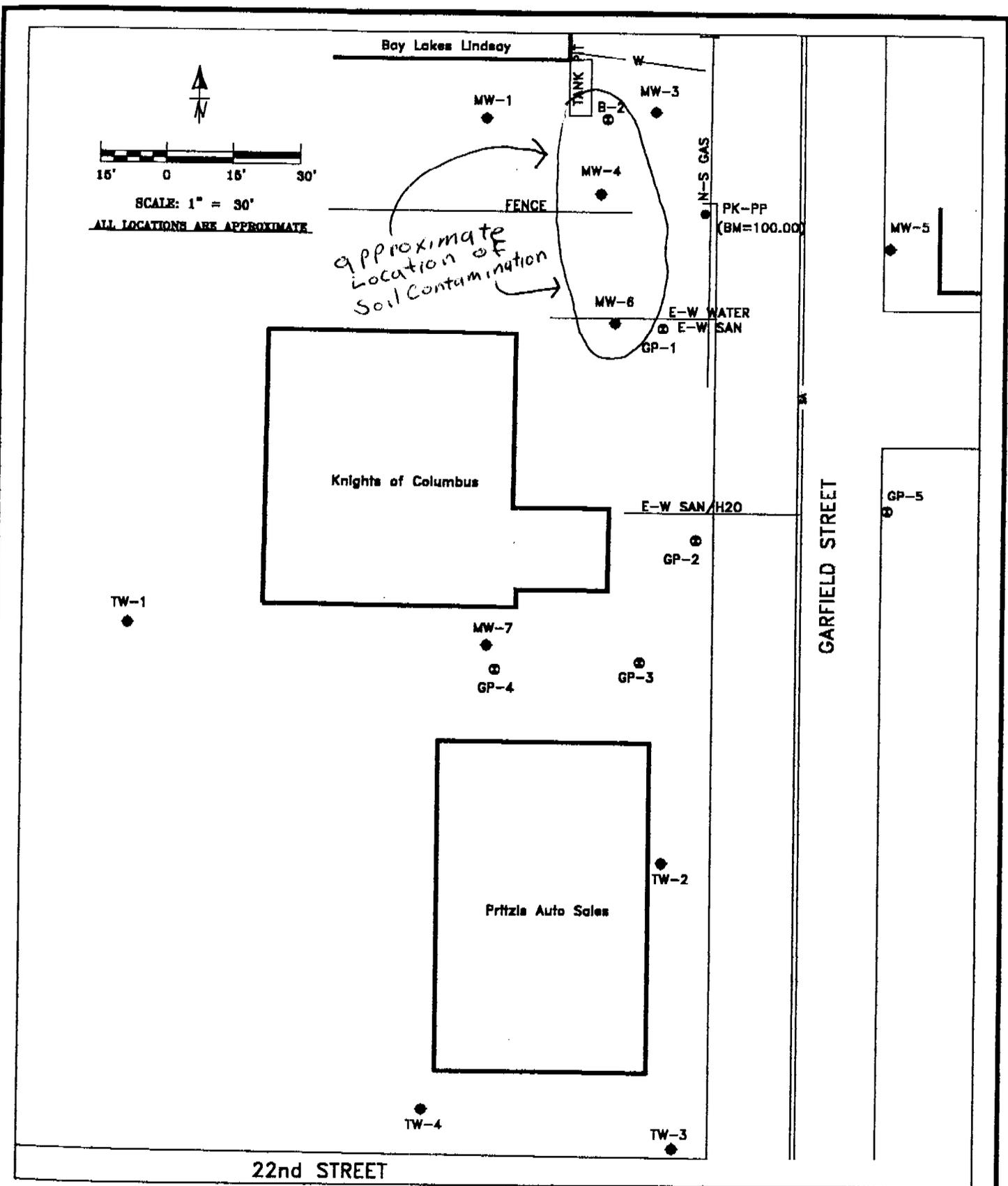


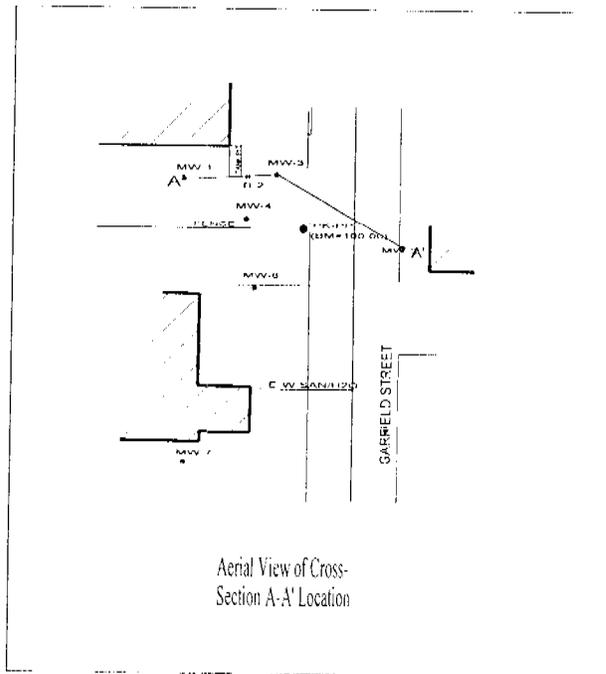
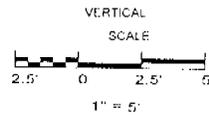
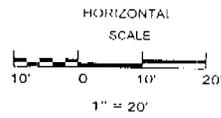
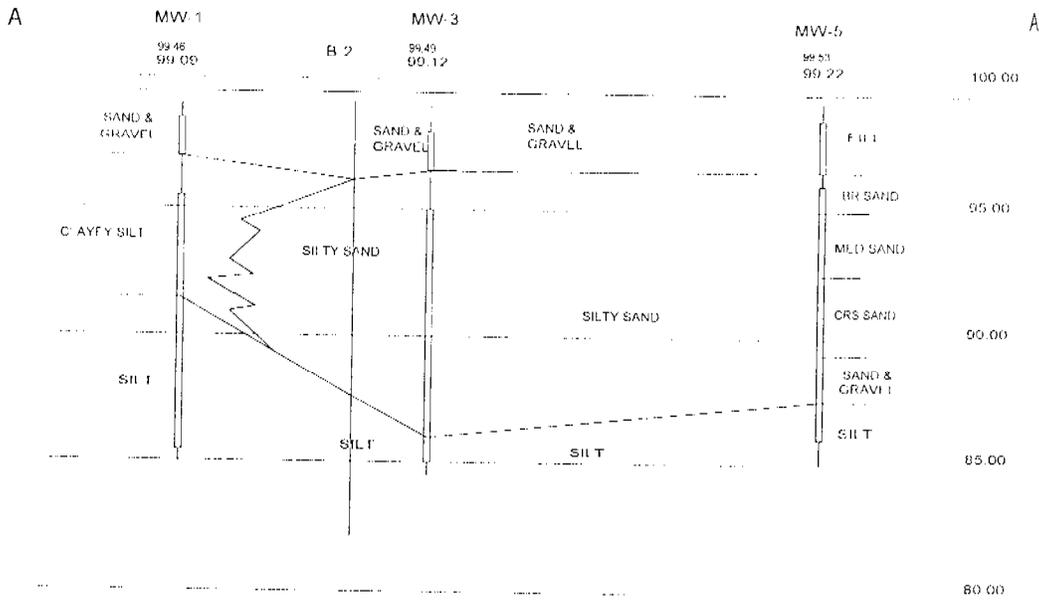
DATA OBTAINED 08/18/99
0.05' CONTOUR INTERVAL

NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT: Bay Lakes Lindsay - Two Rivers

FIGURE 8 - GROUNDWATER CONTOUR MAP





NRP ENVIRONMENTAL CONSULTANTS, INC.

PROJECT: Bay Lakes Lindsay - Two Rivers

FIGURE: Figure 3 - Cross Section A-A'

ECOWATER
S Y S T E M S



BAY LAKES ECOWATER SYSTEMS

CORP. OFFICE 801 23rd STREET • TWO RIVERS, WI 54241
BRANCH 2788 MANITOWOC ROAD • GREEN BAY, WI 54311
920-794-7077 • 920-469-5510 • 1-800-242-7770

SERVING NORTHEASTERN WISCONSIN



November 1, 2002

To Whom it May Concern:

This letter is to inform you that I believe that all of the enclosed legal descriptions that are included with this packet are complete and accurate. These descriptions include the two parcels for the Knights of Columbus and the two parcels for Garfield Trust.

Sincerely,

- Ann Landt

Enclosures

/AL

ECOWATER
S Y S T E M S



January 13, 2002

BAY LAKES ECOWATER SYSTEMS

CORP. OFFICE 801 23rd STREET • TWO RIVERS, WI 54241
BRANCH 2788 MANITOWOC ROAD • GREEN BAY, WI 54311
920-794-7077 • 920-469-5510 • 1-800-242-7770

SERVING NORTHEASTERN WISCONSIN



Pritzl Sales & Auto Body
800 22nd Street
Two Rivers, WI 54241

Subject: Notice of Possible Remaining Contamination-Near Bay Lakes EcoWater Systems, 801 23rd Street, Two Rivers, WI 54241 PECFA Claim # 54241-2499-01

Dear Mr. Pritzl:

Please consider this letter notification of the possibility of petroleum related contamination under Garfield Street. As part of the case closure process, the WDNR requires that I notify you of possible contamination on your property.

"Groundwater contamination that appears to have originated on the property located at Bay Lakes EcoWater Systems - 801 23rd Street, Two Rivers, has migrated onto your property at 800 22nd Street. The levels of benzene, ethylbenzene, toluene, total xylenes, and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746 and COMM 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than reliance on natural attenuation."

"Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of the state or within the Madison area to obtain a copy of the Department of Natural Resources publication # RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination."

"The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contract the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to: Mr. Robert Klauk, DOC - Oshkosh Office, 2129 Jackson Street, Oshkosh, WI 54901."

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

Natural Resources' internet web site. Please review the enclosed legal description of your property and notify me within the next 30 days if the legal description is incorrect."

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

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

"If you need more information, you may contact me at Bay Lakes EcoWater Systems, Attn: Ann Landt, 801 23rd Street, Two Rivers, WI 54241 or you may contact Mr. Robert Klauk, DOC - Oshkosh Office, 2129 Jackson Street, Oshkosh, WI 54901 at (920) 424-0046.

If there are any questions regarding this letter, please contact my consultant, Robert Herubin of NRP Environmental Consultants, Inc. at (920) 339-9212.

Sincerely,



Ann Landt
Bay Lakes EcoWater Systems

Enclosure

/AL

ECOWATER
SYSTEMS



October 21, 2002

COPY

BAY LAKES ECOWATER SYSTEMS

CORP. OFFICE 801 23rd STREET • TWO RIVERS, WI 54241
BRANCH 2788 MANITOWOC ROAD • GREEN BAY, WI 54311
920-794-7077 • 920-469-5510 • 1-800-242-7770
SERVING NORTHEASTERN WISCONSIN



Knights of Columbus
2208 Garfield St.
Two Rivers, WI 54241

Subject: Notice of Possible Remaining Contamination-Near Bay Lakes EcoWater Systems, 801 23rd Street, Two Rivers, WI 54241 PECFA Claim #54241-2499-01

To Whom it May Concern:

Please consider this letter notification of the possibility of petroleum related contamination under Garfield Street. As part of the case closure process, the WDNR requires that I notify you of possible contamination on your property.

"Groundwater contamination that appears to have originated on the property located at Bay Lakes EcoWater Systems, 801 23rd Street, Two Rivers has migrated onto your property at the City of Two Rivers Right-of-Way under Garfield Street. The levels of benzene, ethylbenzene, toluene, total xylenes, and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this ground water plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746 and COMM 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure meets that the Department will not be requiring any further investigation or cleanup action to be taken, other than reliance on natural attenuation."

"Since the source of the contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls origination in Wisconsin, or 608-264-6020 if you are calling from out of the state or within the Madison area to obtain a copy of the Department of Natural Resources publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination."

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groundwater contamination above chapter NR 140 enforcement standards was found at the time the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect."

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

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

"If you need more information, you may contact me at Ms. Ann Landt, Bay Lakes EcoWater Systems, 801 23rd Street, Two Rivers, WI 54241 or you may contact Mr. Robert Klauk, DOC - Oshkosh Office, 2129 Jackson Street, Oshkosh, WI 54901 at (920) 424-0046.

If there are any questions regarding this letter, please contact my consultant, Robert Herubin of NRP Environmental consultants, Inc. at (920) 399-9212.

Sincerely,

Ann Landt
General Manager

cc: Robert Herubin

ECOWATER
SYSTEMS



September 20, 2002

BAY LAKES ECOWATER SYSTEMS

CORP. OFFICE 801 23rd STREET • TWO RIVERS, WI 54241
BRANCH 2788 MANITOWOC ROAD • GREEN BAY, WI 54311
920 794-7077 • 920 469-5510 • 1-800-242-7770
SERVING NORTH-EASTERN WISCONSIN



Mr. Mike Lewis
Department of Public Works
City of Two Rivers
P. O. Box 87
Two Rivers, WI 54241

COPY

Subject: Notice of Possible Remaining Contamination-Near Bay Lakes EcoWater Systems, 801 23rd Street, Two Rivers, WI 54241 PECFA Claim #54241-2499-01

Dear Mr. Lewis:

Please consider this letter notification of the possibility of petroleum related contamination under Garfield Street. As part of the case closure process, the WDNR requires that I notify you of possible contamination on your property.

"Groundwater contamination that appears to have originated on the property located at Bay Lakes EcoWater Systems, 801 23rd Street, Two Rivers has migrated onto your property at the City of Two Rivers Right-of-Way under Garfield Street. The levels of benzene, ethylbenzene, toluene, total xylenes, and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this ground water plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter NR 746 and COMM 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than reliance on natural attenuation."

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

"If you need more information, you may contact me at Ms. Ann Landt, Bay Lakes EcoWater Systems, 801 23rd Street, Two Rivers, WI 54241 or you may contact Mr. Robert Klauk, DOC - Oshkosh Office, 2129 Jackson Street, Oshkosh, WI 54901 at (920) 424-0046.

If there are any questions regarding this letter, please contact my consultant, Robert Herubin of NRP Environmental consultants, Inc. at (920) 399-9212.

Sincerely,



Ann Landt
General Manager

cc: Knights of Columbus, Robert Herubin