

# GIS REGISTRY

## Cover Sheet

May, 2009  
(RR 5367)

### Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

#### \*WTM COORDINATES:

X:  Y:

*\* 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 (232)

Contamination in ROW

Off-Source Contamination

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

#### Land Use Controls:

N/A (Not Applicable)

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations  
between non-industrial 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:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes  No  N/A

*\* Residual Contaminant Level*

*\*\*Site Specific Residual Contaminant Level*

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: Certified Survey Maps**
- 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 #: 8**                      **Title: Estimated Extent of Petroleum Impacted Soil**
  - 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 #: 8**                      **Title: Estimated Extent of Petroleum Impacted Soil**

BRRTS #: 03-36-306242

ACTIVITY NAME: Manitowoc Cty Health Care Center-Gas UST (Former)

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

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

- 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 #:**                      **Title:**

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

**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 #: 1                      Title: Soil Analytical Results**

- 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 #:                      Title:**

- 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:**

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

- 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 #: 03-36-306242

ACTIVITY NAME: Manitowoc Cty Health Care Center-Gas UST (Former)

## 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:**
- 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:**



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
375 City Center, Suite 1  
Oshkosh, Wisconsin 54901-1805  
TTY: Contact Through Relay  
Fax: (920) 424-0217  
Jim Doyle, Governor  
Richard J. Leinenkugel, Secretary

November 9, 2009

Mr. Paul Klister  
Dewey Properties LLC  
PO Box 115  
Appleton, WI 54912-0115

RE: **Final Closure**

**Commerce # 54220-5464-00-A DNR BRRTS # 03-36-306242**  
Manitowoc County Health Care Center, 4200 Calumet Ave., Manitowoc

Dear M. Klisteri:

The Wisconsin Department of Commerce (Commerce) has received all items required as the condition for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. If contaminated soil is excavated, the property owner at the time of excavation must sample and analyze the soil to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner must ensure that any storage, treatment or disposal is in compliance with applicable State and federal regulations.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. It is in your best interest to keep all documentation related to environmental activities at your site.

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 that reads "Robert H. Klauk". The signature is written in a cursive style with a large, sweeping initial "R".

Robert H. Klauk  
Senior Hydrogeologist  
Site Review Section

cc: Timothy J. Anderson - United Engineering Consultants, Inc.



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
375 City Center, Suite I  
Oshkosh, Wisconsin 54901-1805  
TTY: Contact Through Relay  
Fax: (920) 424-0217  
Jim Doyle, Governor  
Richard J. Leinenkugel, Secretary

October 21, 2009

Mr. Paul Klister  
Dewey Properties LLC  
PO Box 115  
Appleton, WI 54912-0115

RE: **Conditional Case Closure**

**Commerce # 54220-5464-00-A**                      DNR BRRTS # 03-36-306242  
Manitowoc County Health Care Center, 4200 Calumet Ave., Manitowoc

Dear Mr. Klister:

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

**The following condition must be satisfied to obtain final closure:**

- Documentation of the abandonment (WDNR Abandonment Form 3300-5B) of groundwater monitoring wells MW-103 and MW-104.

Information submitted with your closure request will be included on the Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. If contaminated soil is excavated, the property owner at the time of excavation must have the soil sampled and analyzed to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine if the material is a solid waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

Timely filing of your final PECFA claim is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days from 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 that reads "Robert H. Klauk".

Robert H. Klauk  
Senior Hydrogeologist  
Site Review Section

cc: Timothy J. Anderson - United Engineering Consultants, Inc.

954773

Document Number

STATE BAR OF WISCONSIN FORM 3 - 2000

QUIT CLAIM DEED



VOL 1923 PG 226

This Deed, made between Dewey Properties LLC

Grantor

and Manitowoc County

Grantee.

Grantor quit claims to Grantee the following described real estate in Manitowoc County, State of Wisconsin: (if more space is needed, please attach addendum):

See Legal Description on Exhibit A which is attached hereto and incorporated herein.

RCPT# 18957. STN \$13.00 DEED

STATE OF WISCONSIN MANITOWOC COUNTY PRESTON JONES REGISTER OF DEEDS RECEIVED FOR RECORD 31 OCT 2003 8:53:02 AM

Recording Area

Name and Return Address Steven Rollins, Esq. Manitowoc County Corporation Counsel 1200 1st 1010 South 8th Street Manitowoc, WI 54220 + 112.50CR

W-7

TRANSFER \$112.50 FEE

Pt. of 835-101-888

Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Dated this 24th day of October, 2003.

DEWEY PROPERTIES LLC By Robert Gregorski \* Its member ROBERT GREGORSKI

AUTHENTICATION

Signature(s) authenticated this day of

ACKNOWLEDGMENT

STATE OF WISCONSIN ) Manitowoc County ) ss. Personally came before me this 24th day of October, 2003 the above named Robert Gregorski as member of Dewey Properties LLC

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

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

THIS INSTRUMENT WAS DRAFTED BY

Mark D. Griepentrog, Esq. Reinhart Boerner Van Deuren s.c. (Signatures may be authenticated or acknowledged. Both are not necessary.)

\* MARK D. GRIESENTROG 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

STATE BAR OF WISCONSIN

FORM No. 3-2000

Reinhart, Boerner 1000 North Water St, Ste. Milwaukee WI 53202 Phone: 4142988280 Fax: 4142988097 Lisa

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805

T6597475.ZFX



## EXHIBIT A

Legal Description

Part of Tract 8 of a Certified Survey Map recorded in volume 22, page 343 located in the NE 1/4 of Section 35, Town 19 North, Range 23 East, Manitowoc County, Wisconsin, described as follows:

Commencing at the northwest corner of said Tract 8; Thence S 89°58'57" E, 401.28 feet along the north line of said Tract 8 to the point of beginning; Thence N 0°01'03" E, 360.00 feet along the west line of said Tract 8; Thence S 89°58'57" E, 233.84 feet to the west line of Tract 6 of a Certified Survey Map recorded in volume 21, page 259; Thence S 0°01'03" W, 668.00 feet along said west line to the north R/W line of Dewey Street; Thence N 89°58'57" W, 86.59 feet along said north R/W line; Thence N 0°01'03" E, 308.00 feet; Thence N 89°58'57" W, 147.25 feet to the point of beginning.

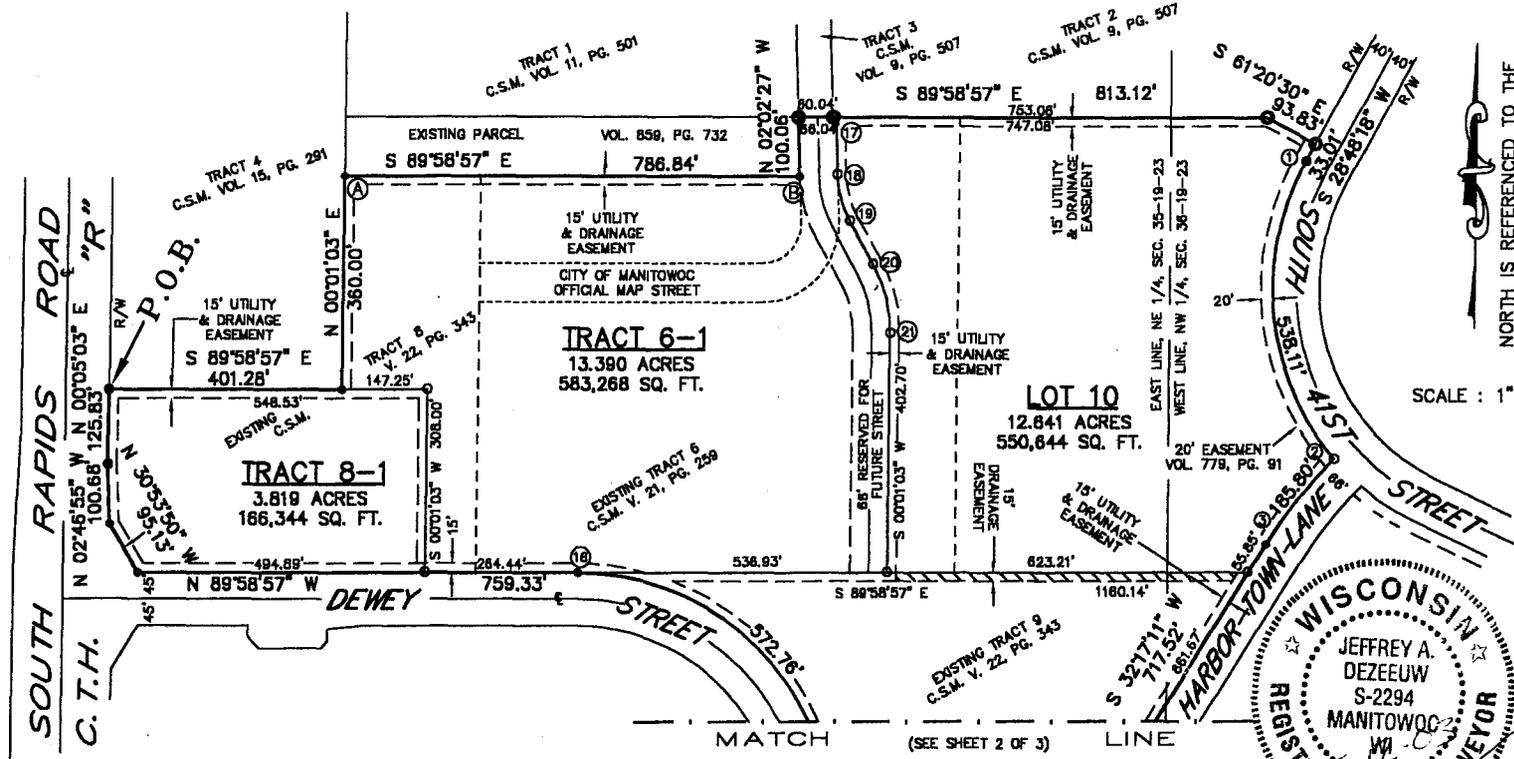
954774

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CERTIFIED SURVEY MAP

BEING A REDIVISION OF TRACTS 8 AND 9 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 22, PAGE 343 AND TRACT 6 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 21, PAGE 259, LOCATED IN THE NE 1/4 OF SECTION 35 AND THE NW 1/4 OF SECTION 36, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

STATE OF WISCONSIN  
MANITOWOC COUNTY  
PRESTON JONES  
REGISTER OF DEEDS  
RECEIVED FOR RECORD  
23 GSM 243  
31.OCT.2003 8:53:02 AM

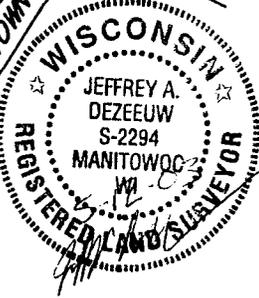


NORTH IS REFERENCED TO THE  
MANITOWOC COUNTY COORDINATE  
SYSTEM.

SCALE : 1" = 250'

TAX NUMBERS  
TRACT 6: 835-101-025  
TRACT 8: 835-101-888  
TRACT 9: 835-101-999

NOTE:  
TRACTS 8-1, 9-1 AND LOT 10 ON THIS CERTIFIED SURVEY MAP ARE SUBJECT TO THE P.U.D. AGREEMENT RECORDED IN VOLUME 1706, PAGE 257 AND THE T.I.F. AGREEMENT RECORDED IN VOLUME 1707, PAGE 120.



SHEET 1 OF 3

954774

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CERTIFIED SURVEY MAP

BEING A REDIVISION OF TRACTS 8 AND 9 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 22, PAGE 343 AND TRACT 8 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 21, PAGE 259, LOCATED IN THE NE 1/4 OF SECTION 35 AND THE NW 1/4 OF SECTION 36, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

STATE OF WISCONSIN  
MANITOWOC COUNTY  
PRESTON JONES  
REGISTER OF DEEDS  
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23 CSM 243  
31 OCT 2003 8:53:02 AM

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1-2	70°04'18"	440.00'	538.11'	505.20'	S 06°13'51" E
2-3	12°53'17"	826.00'	185.80'	185.41'	S 38°43'49" W
4-5	12°40'00"	1245.96'	275.45'	274.89'	S 38°37'11" W
8-9	16°15'31"	655.00'	185.87'	185.24'	N 25°03'51" W
15-16	73°02'52"	449.25'	572.76'	534.75'	N 53°27'30" W
18-19	27°56'30"	167.00'	81.44'	80.64'	S 16°00'42" E
20-21	30°00'00"	233.00'	122.00'	120.61'	N 14°58'57" W

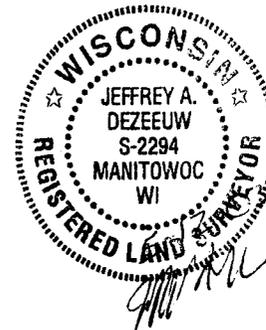
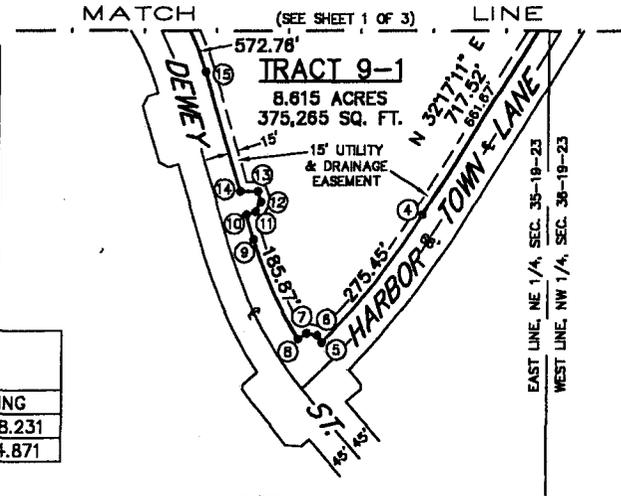
LINE TABLE		
LINE	LENGTH	BEARING
5-6	14.66'	N 33°36'12" W
6-7	18.64'	N 78°36'12" W
7-8	17.67'	S 56°23'48" W
9-10	43.74'	N 16°56'05" W
10-11	16.15'	N 73°03'55" E
11-12	18.64'	N 28°03'55" E
12-13	19.19'	N 16°56'05" W
13-14	30.66'	N 89°58'57" W
14-15	209.93'	N 16°56'05" W
17-18	97.69'	S 02°02'27" E
19-20	85.08'	S 29°58'57" E

MANITOWOC COUNTY COORDINATE SYSTEM		
POINT	NORTHING	EASTING
A	296379.427	220918.231
B	296379.187	221704.871

NORTH IS REFERENCED TO THE  
MANITOWOC COUNTY COORDINATE  
SYSTEM.

SCALE : 1" = 250'

**TOTAL AREA**  
38.465 ACRES  
1,675,520 SQ. FT.



**LEGEND**

- o - 3/4" x 24" IRON ROD SET
- - EXISTING IRON ROD/PIPE
- ⊙ - EXISTING 2" IRON PIPE

954774

245

CERTIFIED SURVEY MAP

BEING A REDIVISION OF TRACTS 8 AND 9 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 22, PAGE 343 AND TRACT 6 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 21, PAGE 259, LOCATED IN THE NE 1/4 OF SECTION 35 AND THE NW 1/4 OF SECTION 36, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Registered Land Surveyor with Steinbrecher & Meneau, Inc. do hereby certify that I have surveyed and mapped the following described tract:

Tracts 8 and 9 of a Certified Survey Map recorded in Volume 22, Page 343 and Tract 6 of a Certified Survey Map recorded in volume 21, page 259, located in the NE 1/4 of Section 35 and the NW 1/4 of Section 36, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the northwest corner of said Tract 8, being the point of beginning; Thence S 89°58'57" E, 401.28 feet along the north line of said Tract 8 to the southeast corner of Tract 4 of a Certified Survey Map recorded in Volume 15, Page 291; Thence N 00°01'03" E, 360.00 feet along the east line of said Tract 4 to the southwest corner of an existing parcel recorded in Volume 859, Page 732; Thence S 89°58'57" E, 786.84 feet to the southeast corner of said parcel; Thence N 02°02'27" W, 100.06 feet to the southeast corner of Tract 1 of a Certified Survey recorded in Volume 11, Page 501; Thence S 89°58'57" E, 813.12 feet along the south line of Tracts 2 and 3 of a Certified Survey Map recorded in Volume 9, Page 507; Thence S 61°20'30" E, 93.83 feet to the west R/W line of S. 41st Street; Thence S 28°48'18" W, 33.01 feet along said R/W line; Thence Southeasterly, 538.11 feet along the arc of a 440.00 foot radius curve to the left, the chord of which bears S 06°13'51" E, 505.20 feet along said R/W line to the Northwesterly R/W line of Harbor Town Lane, Thence Southwesterly, 185.80 feet along the arc of a 826.00 foot radius curve to the left, the chord of which bears S 38°43'49" W, 185.41 feet along said R/W line; Thence S 32°17'77" W, 717.52 feet; Thence southwesterly, 275.45 feet along the arc of a 1245.96 foot radius curve to the right, the chord of which bears S 38°37'11" W, 274.89 feet; Thence N 33°36'12" W, 14.66 feet; Thence N 78°36'12" W, 18.64 feet; Thence S 56°23'48" W, 17.67 feet to the northeasterly R/W line of Dewey Street; Thence Northwesterly, 185.87 feet along the arc of a 655.00 foot radius curve to the right, the chord of which bears N 25°03'51" W, 185.24 feet along said R/W line; Thence N 16°56'05" W, 43.74 feet; Thence N 73°03'55" E, 16.15 feet; Thence N 28°03'55" E, 18.64 feet; Thence N 16°56'05" W, 19.19 feet; Thence N 89°58'57" W, 30.66 feet; Thence N 16°56'05" W, 209.93 feet; Thence Northwesterly, 572.76 feet along the arc of a 449.25 foot radius curve to the left, the chord of which bears N 53°27'30" W, 534.75 feet; Thence N 89°58'57" W, 759.33 feet; Thence N 30°53'50" W, 95.13 feet to the east R/W line of South Rapids Road; Thence N 02°46'55" W, 100.68 feet along said R/W line; Thence N 00°05'03" E, 125.83 feet along said R/W line to the point of beginning.

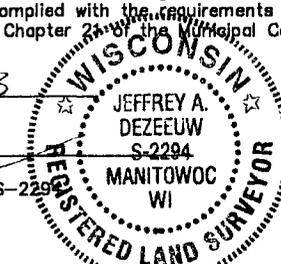
Said parcel contains 38.465 acres (1,675,520 sq. ft.) of land.

THIS INSTRUMENT WAS DRAFTED BY: James R. Kronschnabel of SMI. APRIL 26, 2003 JOB. NO. 03242CS FILE: DWG\CITY\MTWC\03242CS(JD)

I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundary lines and correct measurements thereof. Also that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and Chapter 23 of the Municipal Code of the City of Manitowoc

Dated 5-12-03

Jeffrey A. DeZeeuw
Reg. Land Surveyor, S-2294



OWNER'S CERTIFICATE

As owners we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map, and that we shall comply with the established drainage plan on file at the Manitowoc City Hall and with the "Standard Utility Easement Conditions" as recorded in Volume 1252, Page 498 at Manitowoc County Register of Deeds Office. We hereby consent to the granting of utility and drainage easement to the Manitowoc Public Utilities, City of Manitowoc, the Telephone Company and the Cable TV Company as noted on the map of this Certified Survey for the purpose of granting to the applicable firm the right to access, to place, repair and maintain applicable utilities. Said compliance with the drainage and plan easements granted shall run with the land and be binding upon the owners, their successors and assigns.

Dated 10/24/03

Robert Gregorski
Dewey Properties, LLC
ROBERT GREGORSKI

Dated October 13, 2003

Charlene M. Peterson
Manitowoc County

CERTIFICATE OF PLANNING AGENCY

This certified survey map has been submitted and approved by the City of Manitowoc Plan Commission.

Dated 5/19/2003

Nicholas P. Levendusky
Nicholas P. Levendusky

SHEET 3 OF 3

STATE OF WISCONSIN
MANITOWOC COUNTY
REGISTER OF DEEDS
RECEIVED FOR RECORD
23 CSM 243
31 OCT 2003 8:53:02 AM

15 CR

ABSOLUTE TITLE

July 20, 2009

Wisconsin Department of Commerce  
Bureau of PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708

To Whom It May Concern:

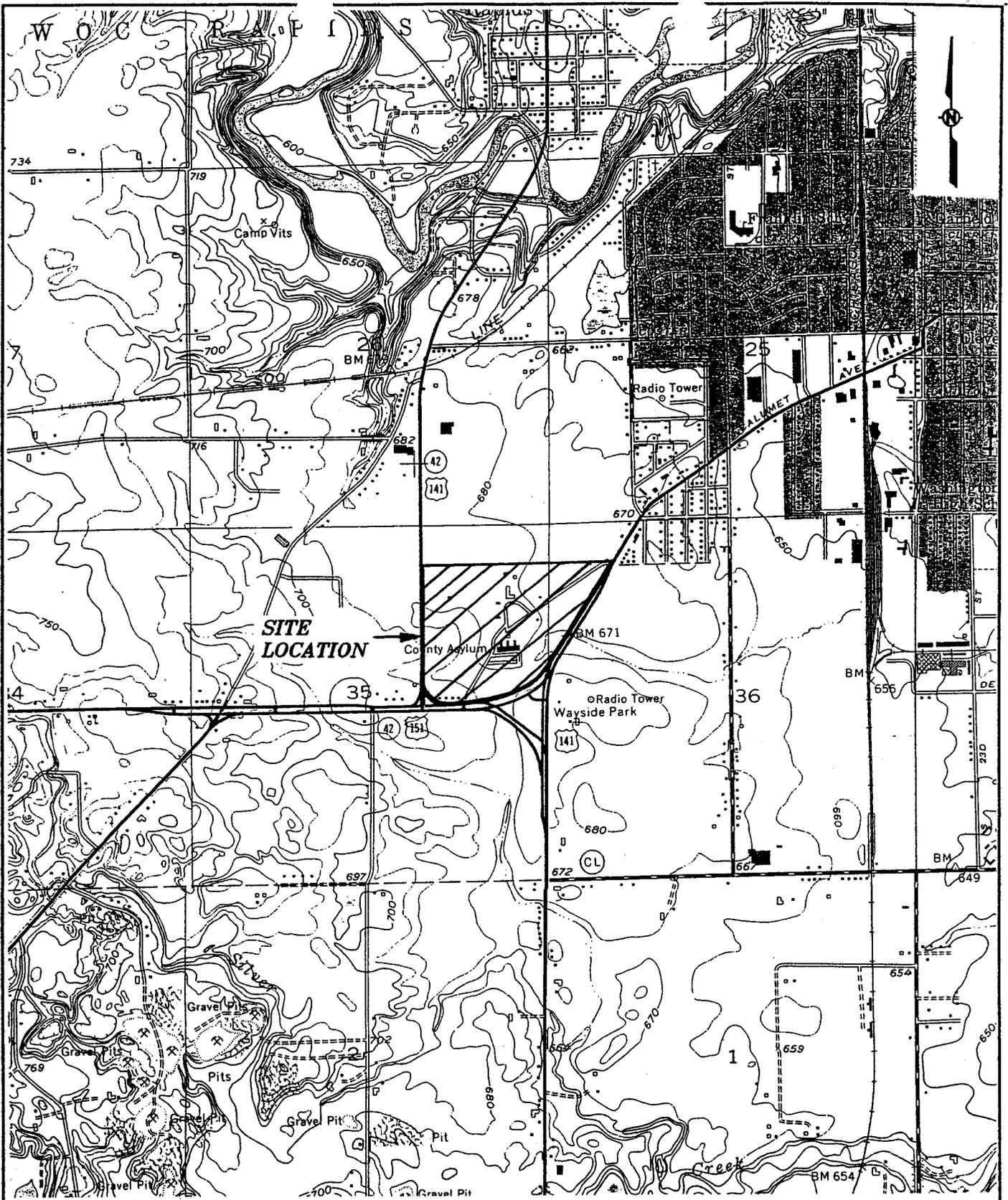
To the best of my knowledge, the legal description in the attached deed is complete and accurate for the property formerly located at 4200 Calumet Avenue in Manitowoc, Wisconsin.

Sincerely,



Mr. Curt Mauer

X:\PROJECTS\IDWG2001\27088EA\A427088EA.O1.dwg, 01/28/02 04:42:08 PM, Schleif



MAP SOURCE: MODIFIED FROM MANITOWOC, WISCONSIN QUADRANGLE DATED 1954.

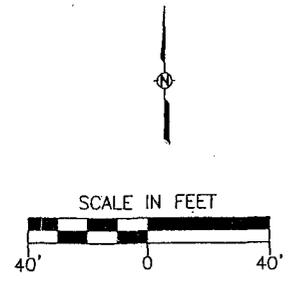
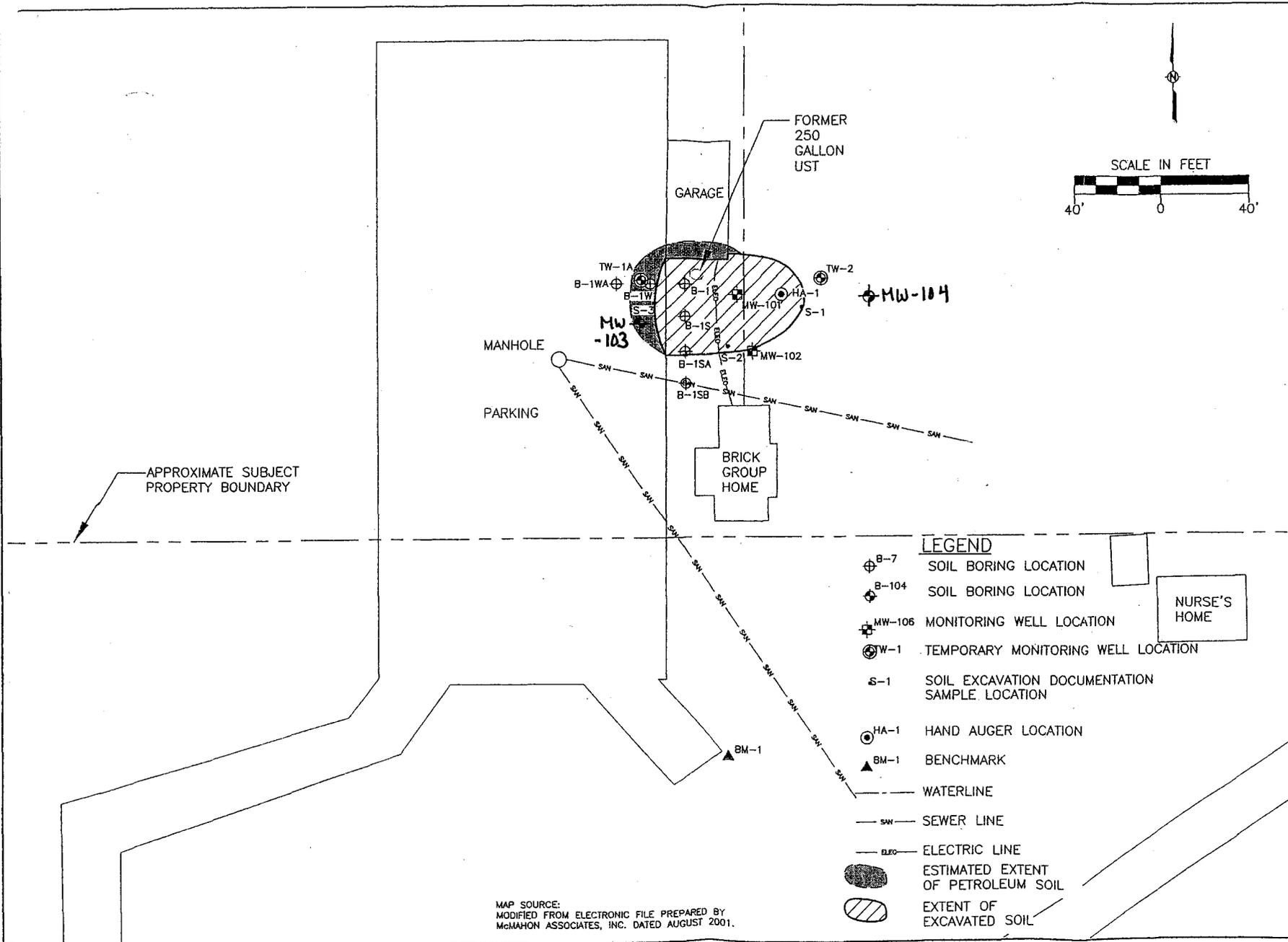


STS Consultants Ltd.  
 Consulting Engineers  
 1035 Kaplan Dr.  
 Green Bay, WI 54311  
 920.488.1978

**SITE LOCATION MAP  
 REDEVELOPMENT PROPERTY  
 CALUMET AVENUE AND RAPIDS ROAD  
 MANITOWOC, WISCONSIN**

DESIGNED BY	JMM	10-11-01
DRAWN BY	ACS	10-11-01
APPROVED BY	JMM	10-11-01
CADFILE	427088EA.01.dwg	SCALE 1"=2000'
STS PROJECT NO.	27164EA	FIGURE NO. 1

X:\PROJECTS\DWG\20227184\VFREADY\RAM MARKUPS\27184XF FIG 8.dwg, FIG4, 10/17/2003 09:23:43 AM, mlbzvta



- LEGEND**
- ⊕ B-7 SOIL BORING LOCATION
  - ⊕ B-104 SOIL BORING LOCATION
  - ⊕ MW-106 MONITORING WELL LOCATION
  - ⊕ TW-1 TEMPORARY MONITORING WELL LOCATION
  - S-1 SOIL EXCAVATION DOCUMENTATION SAMPLE LOCATION
  - ⊙ HA-1 HAND AUGER LOCATION
  - ▲ BM-1 BENCHMARK
  - WATERLINE
  - SW SEWER LINE
  - ELEC ELECTRIC LINE
  - ◻ ESTIMATED EXTENT OF PETROLEUM SOIL
  - ▨ EXTENT OF EXCAVATED SOIL

DESIGNED BY	DDK	DATE	5-23-02
DRAWN BY	RLD	DATE	5-23-02
APPROVED BY	RAM	DATE	5-23-02
CADFILE	XREF		
ESTIMATED EXTENT OF PETROLEUM IMPACTED SOIL OAKS HOME PARCEL REDEVELOPMENT PROPERTY CALUMET AVENUE AND RAPIDS ROAD MANITOWOC, WISCONSIN			
STS Consultants Ltd. Consulting Engineers 1035 Kepler Dr. Green Bay, WI 54311 920.466.1978			
STS PROJECT NO. 27164XF			
STS PROJECT FILE			
SCALE 1" = 40'			
FIGURE NO. 8			

**Table 1**  
**Soil Analytical Results**  
**Manitowoc County Health Care Facility - Group Home Garage Area**  
**Manitowoc, Wisconsin**

	Sample No. Sample Depth	S-1 3.0-4.0	S-1 8.0-9.0	S-2 3.0-4.0	S-3 3.0-4.0	excavated & landfilled soil	overburden reused as backfill	NR 720 RCL Groundwater Pathway	NR 746 - Values	
									Table 1* Product Indicator	Table 2** Direct Contact
GRO	(mg/kg)	<2.8	11	<2.8	4.6	<b>2400</b>	--	100	--	--
<i>PVOCs</i>										
Benzene	(ug/kg)	<25	<b>81</b>	<25	<25	--	<25	5.5	8500	1100
Ethylbenzene	(ug/kg)	<25	120	<25	49	--	<25	2900	4600	--
MTBE	(ug/kg)	<25	<25	<25	<25	--	<25	--	--	--
Toluene	(ug/kg)	<25	980	<25	150	--	<25	1500	38,000	--
1,2,4-Trimethylbenzene	(ug/kg)	<25	790	<25	230	--	<25	--	83,000	--
1,3,5-Trimethylbenzene	(ug/kg)	<25	290	<25	77	--	<25	--	11,000	--
Xylenes	(ug/kg)	<50	1390	<50	344	--	<50	4100	42,000	--

Notes:

RCL = Residual Contaminant Level

<b>100</b>	Exceeds NR 720 Groundwater Pathway RCL
<b>200</b>	Exceeds NR 746 Soil Screening Values

\*NR 746 = Table 1, Indicators of Residual Petroleum Product in Soil Spores

\*\*NR 746 = Table 2, Protection of Human Health from Direct Contact with Contaminated Soil