

GIS REGISTRY INFORMATION

SITE NAME:	City Of Ashland			FID #	
BRRTS #:	03-02-000407			(if appropriate):	
COMMERCE # (if appropriate):	54806-1514-22				
CLOSURE DATE:	March 15, 2004				
STREET ADDRESS:	422 3rd St W				
CITY:	Ashland				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	452037	Y =	679802	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES X = Y = (meters in WTM91 projection):					
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES X = Y = (meters in WTM91 projection):					
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
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.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
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.					<input type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
<http://www.commerce.wi.gov>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

March 15, 2004

Jim Struck
City of Ashland
601 Main St W
Ashland, WI 54806

RE: **Final Closure**

Commerce # 54806-1514-22 WDNR BRRTS # 03-02-000407
City Of Ashland, 422 3rd St W, Ashland

Dear Mr. Struck:

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 contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-7718.

Sincerely,

Will M. Myers
Geologist
Site Review Section

cc: James Engelhardt, Cooper Engineering, Inc.

X271622

DOCUMENT NO.

WARRANTY DEED

Albecca Inc., a Georgia Corporation, f/k/a Larson-Juhl, Inc., a Wisconsin Corporation, Grantor, conveys and warrants to the City of Ashland, a Wisconsin Municipal Corporation, Grantee, the following described real estate in Ashland County, State of Wisconsin:

REGISTER OF DEEDS OFFICE
ASHLAND COUNTY, WI
Received for Record
at 10:40 O'clock A.M. duly recorded in
Vol. 520 of Records on Page 129-130
NOV 2 | 2000
Karen M. Miller
REGISTER OF DEEDS

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

201-4321-0000 and 201-4322-0000
PARCEL IDENTIFICATION NUMBER

See Attached Schedule A

TRANSFER
\$ 1182.00
FEE

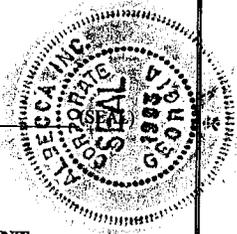
This is not homestead property.

Exceptions to warranties: Grantor warrants title to the Property and will defend the same unto Grantee against the lawful claims of any persons claiming by, through, or under Grantor, except for municipal zoning ordinances and agreements entered under them; general and special taxes for the year of closing and subsequent years not yet due and payable; easements for the installation or maintenance of public utilities serving the Property; and certain matters which now appear of record.

Dated this 31st day of October, 2000.

_____(SEAL)
*
_____(SEAL)
*

Albecca Inc.
by R. Bradley Goodson
R. Bradley Goodson, CFO



AUTHENTICATION

Signatures of _____
authenticated this _____ day of _____, 2000.

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

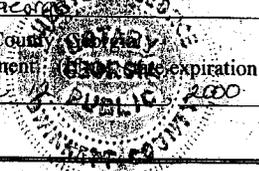
THIS INSTRUMENT WAS DRAFTED BY
Attorney Michael S. Hines
WSB # 1002916

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

ACKNOWLEDGMENT

State of Georgia,)
) ss.
Gwinnett County,)
Personally came before me this 31st day of
October, 2000, the above named R. Bradley
Goodson, CFO of Albecca Inc., to me known to be the person
who executed the foregoing instrument and acknowledges the
same.

Cheryl A. George
* Cheryl A. George
Notary Public Gwinnett County, Georgia
My commission is permanent. State expiration
date: October 2, 2000



*Names of persons signing in any capacity should be typed or printed below their signatures.

Schedule A

Lots Two (2) through Twelve (12), inclusive, and a portion of the vacated alley in Block One Hundred Eighteen (118), Vaughn's Division, and a parcel of land in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), Section Five (5), Township Forty-seven (47) North, Range Four (4) West, all in the City of Ashland, Ashland County, Wisconsin, more particularly described in Volume 277 on Page 334 as:

Lots 2 to 12, inclusive, and a portion of the vacated alley in Block 118 of Vaughn's Division of the City of Ashland and a parcel of land in the Northeast Quarter of the Northeast Quarter of Section 5, Township 47 North, Range 4 West, all being more particularly described as follows: Beginning at the NW corner of said Block 118, which is the Southeast corner of the intersection of Third Street West and Vaughn Avenue in said City of Ashland; thence Northeasterly along the Southerly line of said Third Street West a distance of 160.1 feet; thence Southeasterly, at right angles to said South line of Third Street West, a distance of 299.9 feet to a point; thence at right angles, Southwesterly, parallel with the Northerly line of Fourth Street West in said City of Ashland as originally platted in said Vaughn's Division, a distance of 160.1 feet to the Easterly line of said Vaughn Avenue; thence Northwesterly along said Easterly line of said Vaughn Avenue to said Northwest corner of said Block 118, the place of beginning.
AND

The following described parcel of land located in Lots Thirteen (13) through Twenty-four (24), inclusive, Block One Hundred Eighteen (118) and vacated 4th Street West, Vaughn's Division, and a parcel of land in the South Half of the Northeast Quarter of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$), Section Five (5), Township Forty-seven (47) North, Range Four (4) West, and vacated 4th Street West in said Wilmarth unplatted division and vacated 4th Street West in Ellis Division, all in the City of Ashland, Ashland County, Wisconsin, more particularly described as follows: commencing at the Southwesterly corner of said Block 118, Vaughn's Division, which is the point of beginning; thence S32°45'43"E, 66.00 feet along the Easterly right of way line of Vaughn Avenue to the Southerly line of vacated 4th Street West; thence continuing S32°45'43"E, along said Easterly right of way line 100.00 feet; thence N34°17'10"E, 256.42 feet to a point on the Southerly line of said vacated 4th Street West, said point being S57°14'22"W, 63.79 feet from the Northeasterly corner of Block 154, Ellis Division (measured on the Southerly line of said vacated 4th Street West); thence continuing N34°17'10"E, 30.48 feet; thence N32°48'00"W, and parallel with the Easterly line of said Block 118, 54.11 feet to the Southerly line of said Block 118; thence continuing N32°48'00"W, 133.98 feet to a point, said point being S57°14'08"W, 35.71 feet from the Easterly line of said Block 118; thence continuing N32°48'00"W, 16.00 feet to the Northerly line of Lot 18 in said Block 118; thence S57°13'58"W, along said Northerly line 74.34 feet; thence N32°46'51"W, and parallel with the Easterly line of the alley in said Block 118, 149.97 feet to the Northerly line of said Block 118; thence S57°13'33"W, along said Northerly line 39.83 feet to the centerline of the alley in said Block 118; thence S32°46'51"E, along said centerline 299.92 feet to the Southerly line of said Block 118; thence S57°14'22"W, along said Southerly line 149.93 feet to the point of beginning.

VOL 520 PG 130

X273003

DOCUMENT NO.

State of Wisconsin

WARRANTY DEED

REGISTER OF DEEDS OFFICE
 ASHLAND COUNTY, WI
 Received for Record
 at 3:45 O'clock P.M. duly recorded in
 Vol. 523 of Records on Page 779

MAR 28 2001

Karen M. Miller
 REGISTER OF DEEDS

This Deed is given to correct the legal description in the Warranty Deed recorded in Volume 521 of Records on Page 361 as Document No. X272116

The City of Ashland, conveys and warrants to Ashland Area Development Corporation the following described real estate in Ashland County, Wisconsin:

A parcel of land located in Block 118 of Vaughn's Division, part of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 5, T. 47 N., R. 4 W., (also known as Wilmarth's Unplatted Division) and part of vacated 4th Street, all in the City of Ashland, Ashland County, Wisconsin, described as follows:

Beginning at the NW'ly corner of said Block 118, run N57° 18'

22" E, 189.36 feet, along the northerly line of Block 118.

Thence leaving said northerly line, S 32° 46' 33" E, 384.85 feet.

Thence S 34° 17' 10" W, 205.84 feet to the easterly right of way line of Vaughn Avenue.

Thence along said easterly right of way line, N 32° 45' 06" E, 465.34 feet to the Point of Beginning.

Subject to easements and reservations of record (if any).

This conveyance is subject to City of Ashland Ordinance 469 (1069)

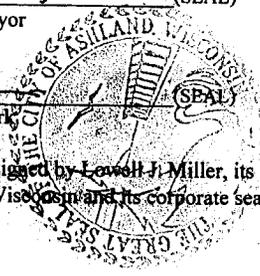
This is not homestead property.

Exception to warranties: reservations, restrictions and easements of record.

Dated this 27th day of March, 2001.

Lowell J. Miller (SEAL)
Lowell J. Miller, Mayor

Carol A. Larson (SEAL)
Carol A. Larson, Clerk



In Witness Whereof, the said grantor has caused these presents to be signed by Lowell J. Miller, its Mayor, and countersigned by Carol A. Larson, its Clerk at Ashland, Wisconsin and its corporate seal to be hereunto affixed

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Ashland County)

Personally came before me this 27th day of March, 2001, the above named Lowell J. Miller, Mayor and Carol A. Larson, Clerk, of the above named corporation to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Scott W. Clark
Notary Public, Ashland County, Wisconsin
My commission is permanent. If not, state expiration date: 8/17/03

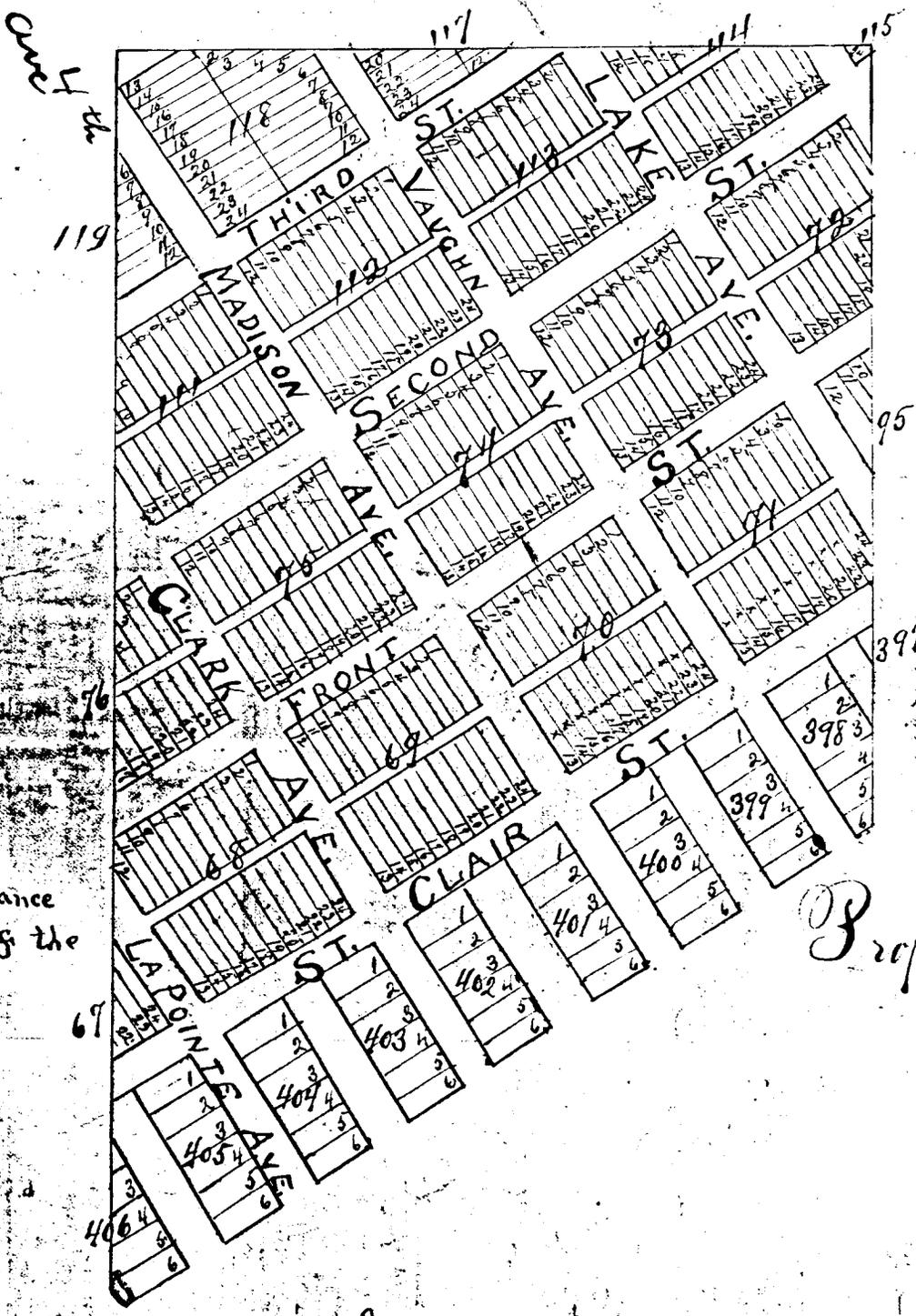
THIS INSTRUMENT WAS DRAFTED BY:
Scott W. Clark
State Bar No. 1017057
CLARK & CLARK
214 Main Street West
Ashland, Wisconsin 54806

fee exempt
\$77.25 (3)

THIS SPACE RESERVED FOR RECORDING DATA
RETURN TO:
Ashland Area Dev. Corp.
422 - 3rd Street West
Suite 101
Ashland, WI 54806

PLAT

OF
VAUGHN'S DIVISION
 OF
ASHLAND.



plat
 ed by
 accordance
 plat of the



Variat
 Ashl

Proprietor of
 Vaughn's Div

V A U
A

Description.

The property hereon platted is Fractional Lot No 1. Sec 32. T. 48 N. R. 4 W.

The streets and avenues are laid out in accordance with the recorded survey of Ashland.

Blocks 300ft square, subdivided each into 24 lots, 25ft by 150, where not intersected by Alleys. The Alleys are 20ft wide, taking 10 ft from each Lot.

Front St. 100ft wide, St. Clair 80. others 66.

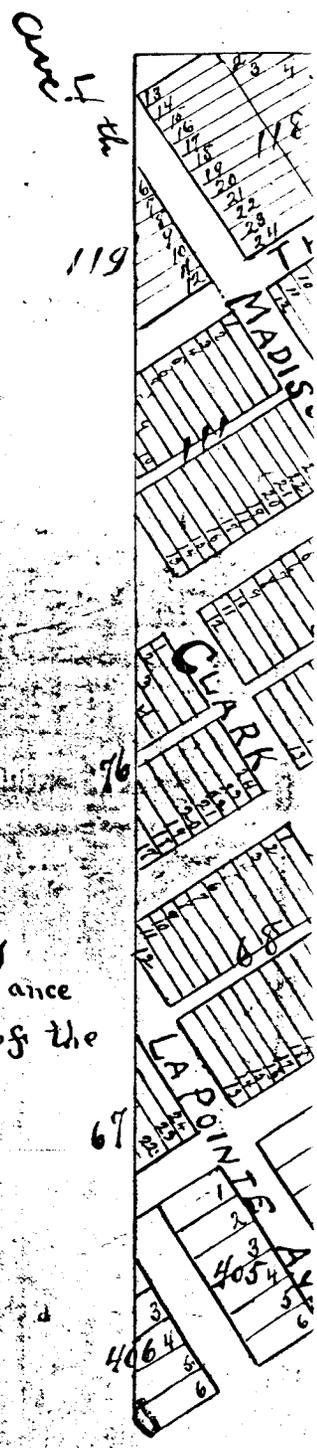
Pier Lots (full) are 50 by 125 ft.

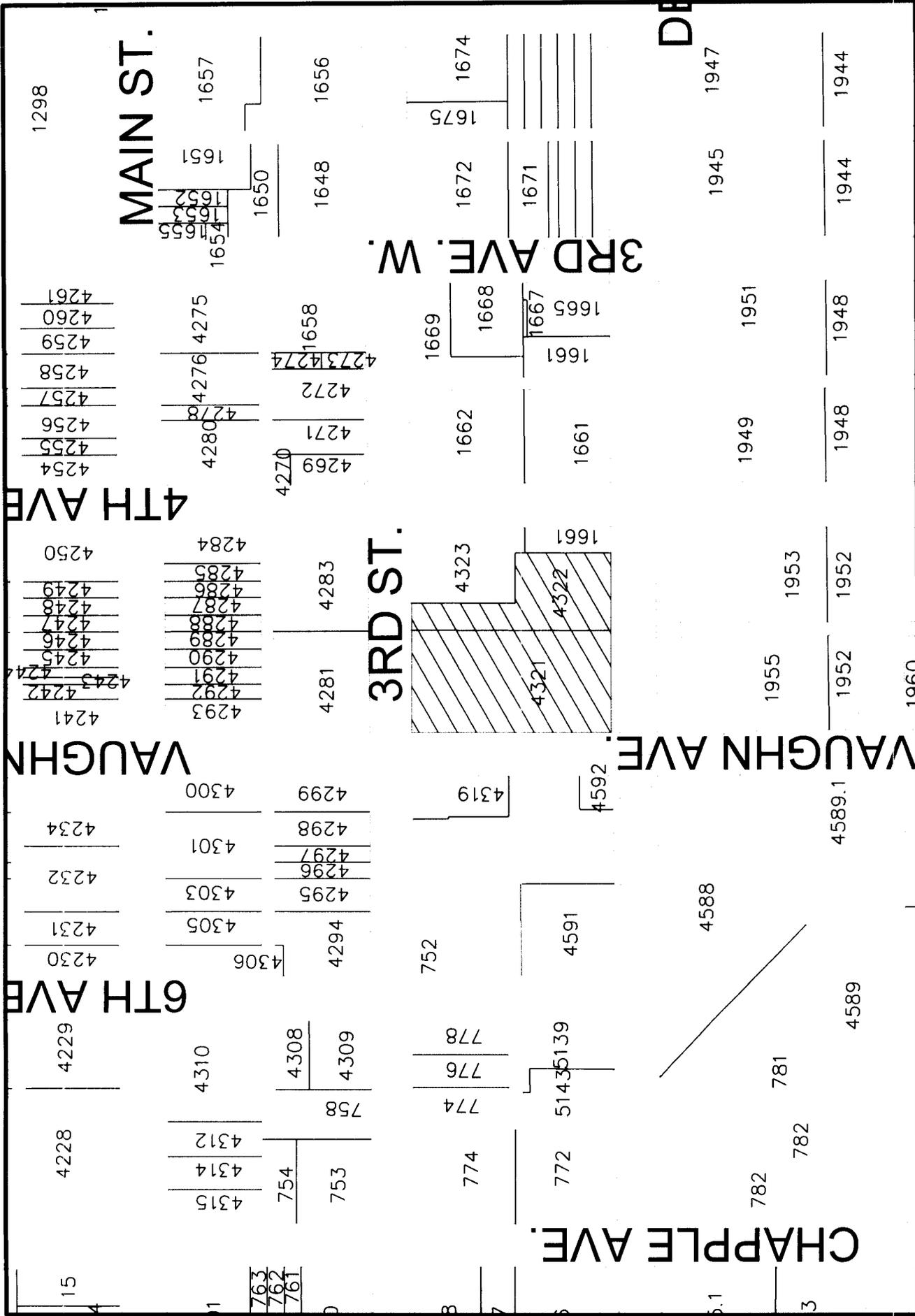
Present Magnetic Bearing Front St. $S 49^{\circ} 15' W.$

I, certify that the above is a correct plat of Vaughn's Division of Ashland, as surveyed by me, and that the said survey was made in accordance with the original monuments and recorded plat of the town of Ashland.

Chas. H. Pratt,
Surveyor.

Bayfield, Wis.
Dec. 7. 1871.



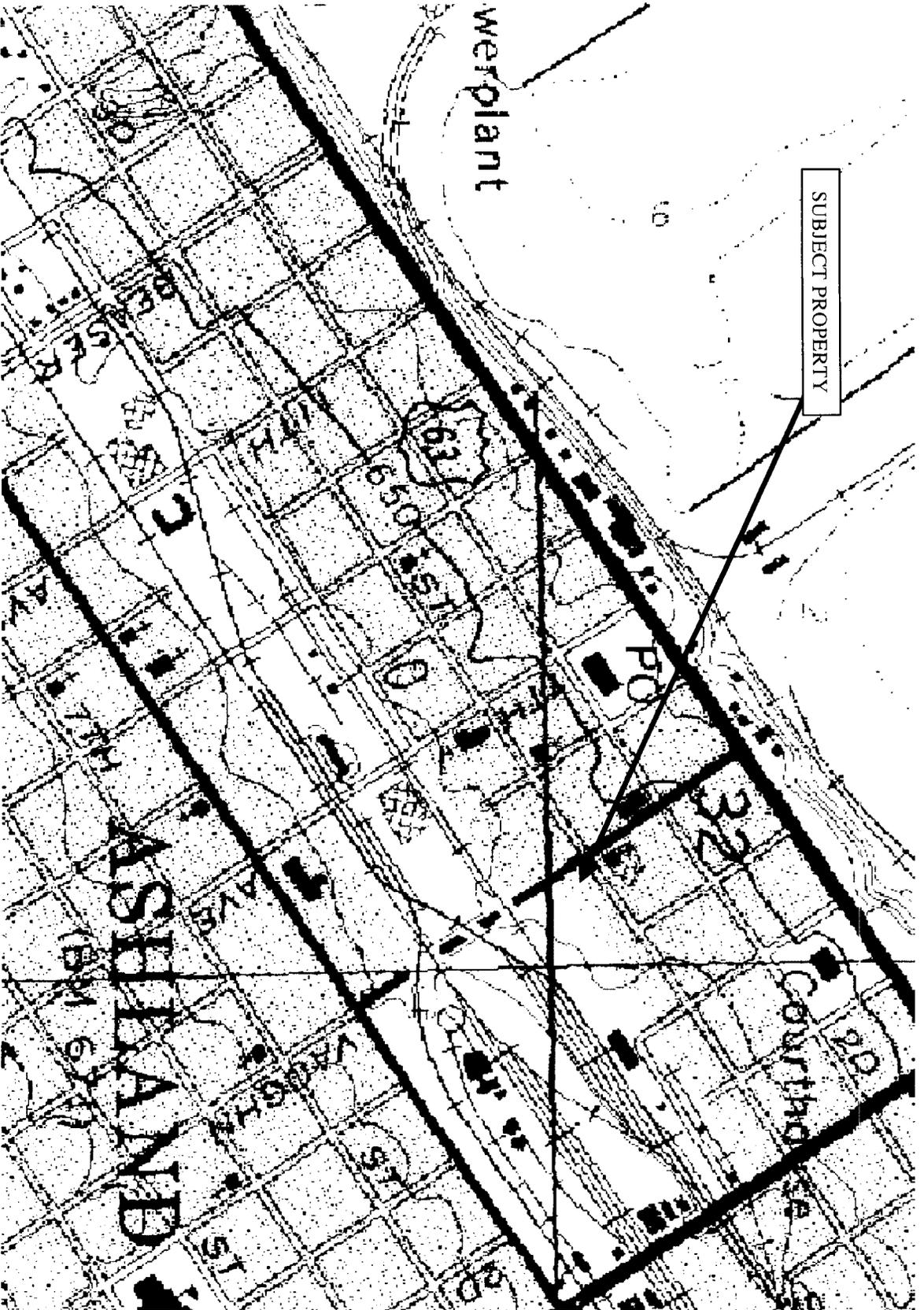


LOCATION MAP FOR
 OLD LARSON JUHL SITE
 PARCEL 201-4321-0000 &
 201-4322-0000



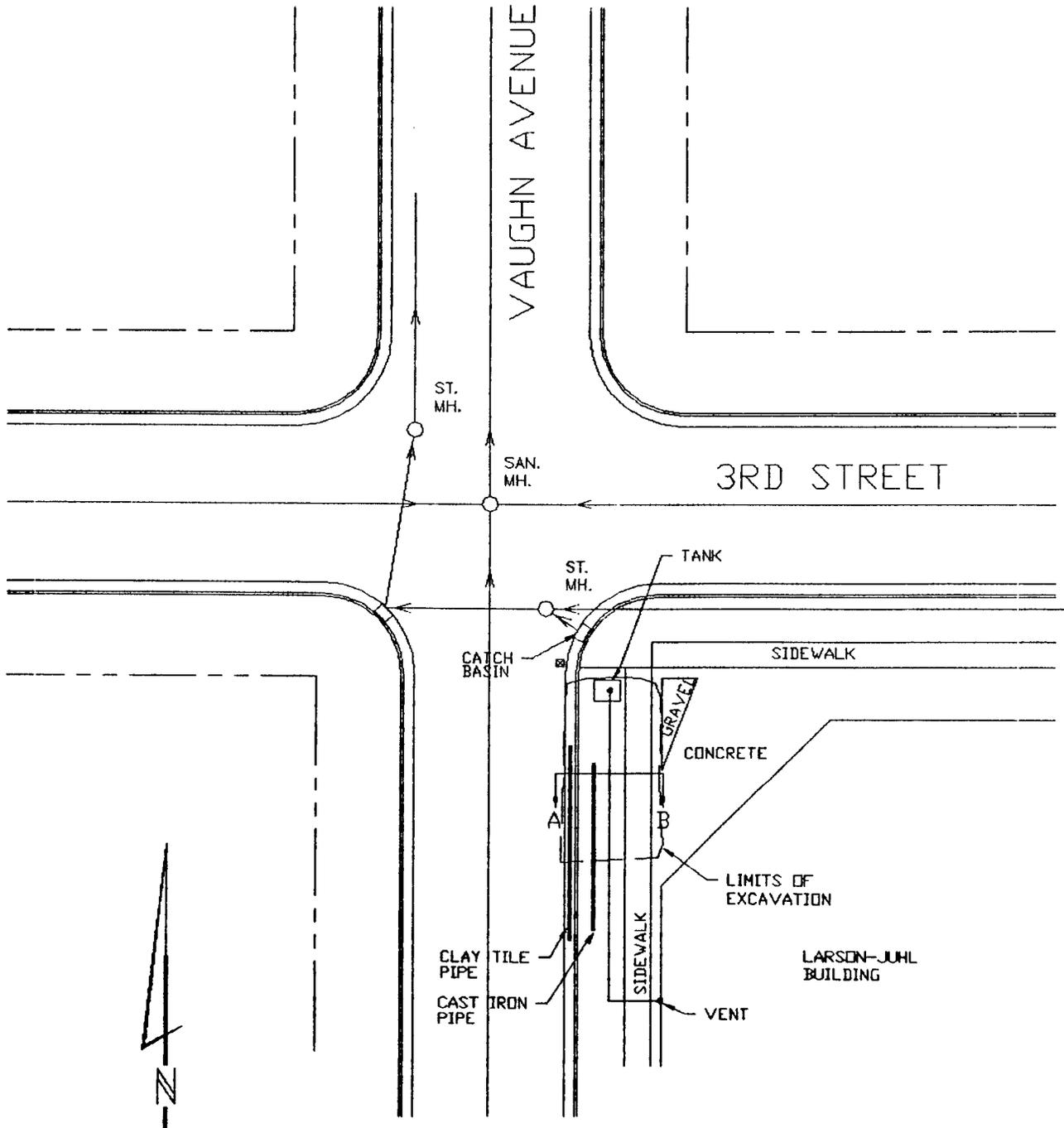
LOCATION MAP TAKEN FROM
 CURRENT CITY OF ASHLAND
 PROPERTY PLAT MAP

SCALE:
 1" = 200'



1984 USGS TOPOGRAPHIC QUADRANGLE

3RD STREET & VAUGHN AVENUE SITE SKETCH



SCALE 1" = 30'



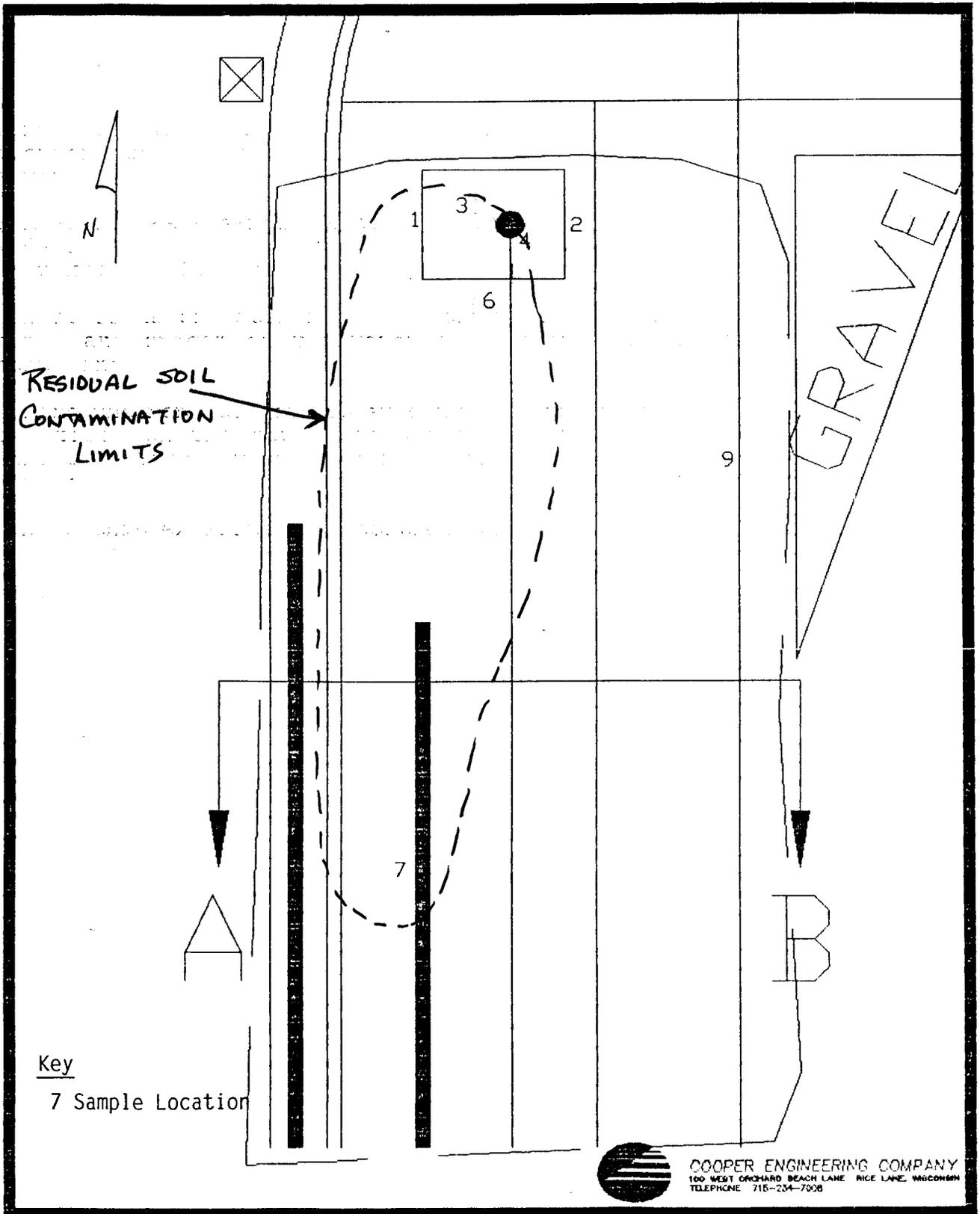
COOPER ENGINEERING COMPANY
100 WEST ORCHARD BEACH LANE RICE LAKE, WISCONSIN
TELEPHONE 715-234-7008

FIGURE 2
5

LABORATORY SAMPLE RESULTS
City of Ashland 3rd + VAUGHN

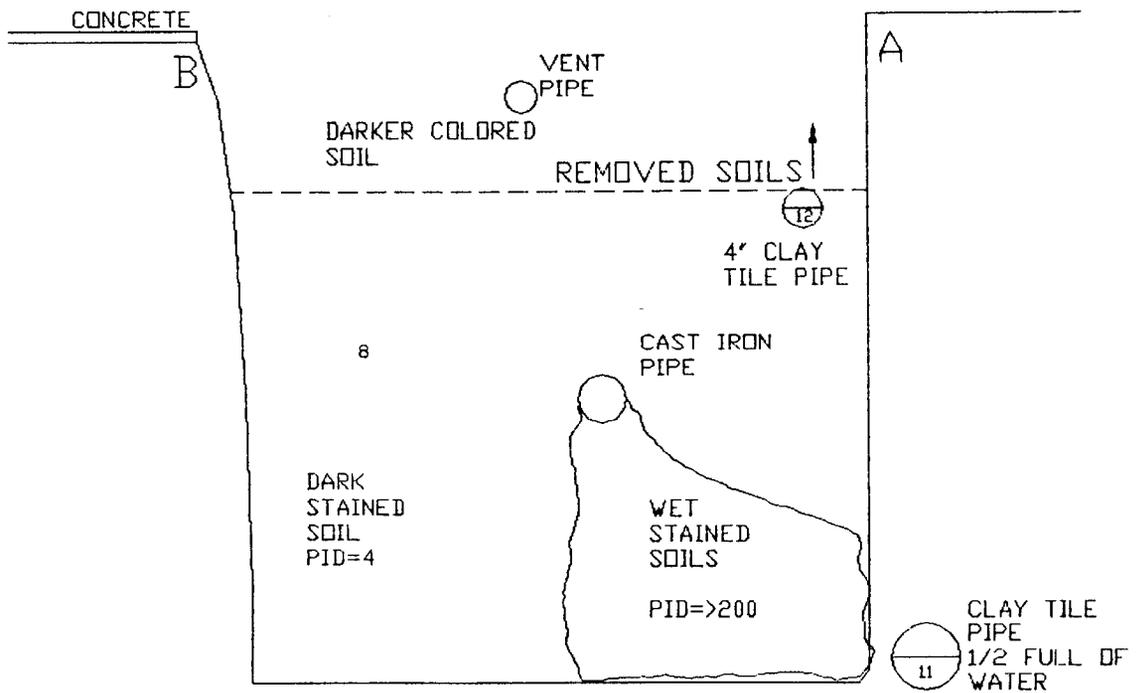
Sample Number and Location	Benzene	Toluene	Ethyl Benzene	Xylene	FID Gas	FID Diesel	Lead
	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/k)
1 3' Below W. end	0.005	0.008	0.20	0.090	2.1	<2.0	15
2 3' Below E. end	<0.01	0.09	0.07	0.30	6.7	<2.0	11
3 By Fill Pipe	0.043	0.10	0.014	0.10	0.97	<2.0	140
4 By Vent Pipe	2.8	<0.05A	2.1	47	430	B	13
5 By Vent Pipe Joint	<0.005	<0.005	<0.005	<0.005	<0.50	<2.0	180
6 Stnd Soil a. tile	<0.05A	<0.05A	0.53	4.4	46	B	9
7 Below C. pipe 10'	<0.05A	<0.05A	1.4	8.0	916	B	29
8 Dry stained soil	<0.05A	<0.05A	0.31	0.54	37	B	21
9 SE corner of exc.	<0.05A	<0.05A	0.59	0.99	53	B	22
10 Water in tank	0.10	<0.005	<0.005	0.052	0.95	<2.0	<0.1
11 Water in 18" T.	<0.005	<0.005	<0.005	<0.005	<0.50	<2.0	<0.1
12 Water in C. Pipe	0.23	0.22	<0.005	2.6	6.7	<2.0	<0.1

* SAMPLES COLLECTED ON 7/23/91 + 7/24/91



THIRD AND VAUGHN

CROSS SECTION OF TRENCH APPROXIMATELY 15' SOUTH OF TANK



KEY

8 SAMPLE LOCATION



COOPER ENGINEERING COMPANY
100 WEST ORCHARD BEACH LANE RICE LAKE, WISCONSIN
TELEPHONE 715-234-7008

FEB 17 2004

GIS REGISTRY LEGAL DESCRIPTION VERIFICATION STATEMENT

City of Ashland 3rd and Vaughn Streets
BRRTS #03-02-000407
Commerce #54806-1514-22

I, Jim Struck, DPW, as a representative of the responsible party for the City of Ashland 3rd and Vaughn Streets remediation site, attest that the legal description(s) described in the attached property deed documentation is complete and accurate for site identification purposes.

 DPW

Jim Struck, DPW
City of Ashland
601 Main Street West
Ashland, WI 54806

Date: 2-20-04