

Put on BRRTS  
7/23/12  
(104)



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Scott Walker, Governor  
Cathy Stepp, Secretary  
John Gozdziwski, Regional Director

Park Falls Service Center  
875 S. 4th Ave  
Park Falls, Wisconsin 54552  
Telephone 715-762-4684  
FAX 715-762-4348

July 23, 2012

Rick Roser  
Northwest Regional Planning Commission  
1400 S. River Street  
Spooner, Wisconsin 54801

Subject: Removal of McNally Industries Site, 215 Pine Street, Grantsburg, Wisconsin, From the GIS Registry, WDNR BRRTS Activity # 03-07-000538

Dear Mr. Roser:

On July 23, 2012, I received a copy of the written determination by the Wisconsin DNR with the affidavit to remove the deed restriction (document # 410312) recorded at the Burnett County Register of Deeds for the case described above. Based on this, and previously submitted information, the site will be removed from the GIS registry.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715 762 1352.

Sincerely,

Philip E. Richard  
Hydrogeologist  
Remediation and Redevelopment Program

C: File

**Richard, Philip E - DNR**

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Rec 7/23/12  
put on 84475  
7/23/12  
(95)  
2257

**From:** Rick Roeser <rroeser@nwrpc.com>  
**Sent:** Monday, July 23, 2012 9:56 AM  
**To:** Richard, Philip E - DNR  
**Subject:** FW: Grantsburg West Side Closeout Recording  
**Attachments:** Removal of Deed Restrictions.pdf; Register of Deeds Download 7-12.tif

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**From:** Rick Roeser [<mailto:rroeser@nwrpc.com>]  
**Sent:** Monday, July 23, 2012 9:49 AM  
**To:** 'phillip.richard@wisconsin.gov'; 'villageoffice@grantsburgwi.com'  
**Subject:** Grantsburg West Side Closeout Recording

Phil and Jennifer,

Please find attached the recording information for release of Lot 1 and the east ½ of Lot 2 relative to DNR Deed Restriction Document number 299719 in the Village of Grantsburg. There are two files attached. The first is a PDF of the information the I found stored on our network indicating that the document had been recorded and the second is an electronic copy of the document the I downloaded today from the Burnett County Register of Deeds database to verify its existence. Please give me a call if you have any questions or I can be of further assistance.

Thanks.  
Rick Roeser  
Business Development Specialist  
Northwest Regional Planning Commission  
715-635-2197

410312

BURNETT COUNTY  
WISCONSIN  
Received and Recorded  
September 03, 2010 at 8:30 AM

Jeanine Chell  
Register of Deeds

Recording Fee \$30.00

Number of Pages 4

Recording Area

Name and Return Address

NWRAC  
1400 So. River St.  
Spooner, WI 54801

Part of 07-131-2-38-19-14-5 15-810-028000

Parcel Identification Number (PIN)

Document Number

Document Title

WRITTEN DETERMINATION BY  
THE WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES WITH  
AFFIDAVIT TO REMOVE DEED  
RESTRICTIONS

Lot 1 and E 1/2 Lot 2, Block 2, the Original Village of Grantsburg.

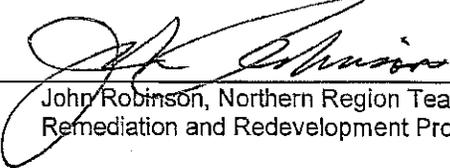
THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE

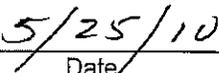
This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on the first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

Written Determination by the  
Wisconsin Department of Natural Resources

1. A Declaration of Restrictions ("Restriction") was recorded in the office of the Register of Deeds for Burnett County, Wisconsin, on April 8, 1996, as Document No. 299719, which Restrictions apply to property ("the Property") owned by the Northwest Regional Planning Commission in the Village of Grantsburg, Burnett County, Wisconsin.
2. The Property is described as Lot 1 and the E 1/2 of Lot 2, Block 2, the original Village of Grantsburg, in Burnett County, Wisconsin, more particularly described in the warranty deed recorded at Volume 542 of Burnett County Records, Page 542 as Document 296706.
3. The Restriction described above was required by the Wisconsin Department of Natural Resources (DNR) in conformance with s. NR 726 Wis. Admin. Code, as a condition of granting case closure to the Owner of the Property following the investigation of fuel oil and machine cutting oils on the Property.
4. The DNR has received information documenting the removal and disposal of fuel oil and machine cutting oil impacted soil from the Property during June 2009. Confirmation soil samples did not show levels above NR 720.09 Wis. Admin. Code Residual Contaminant Levels (RCLs) for petroleum volatile organic compounds (PVOCs), or above the suggested RCLs for polynuclear aromatic hydrocarbons (PAHs).
5. Therefore, the DNR has determined that the Restriction for the Property has been satisfied and should be removed as explained in the "Affidavit re. Restrictions", which is attached to this Written Determination.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

By:  John Robinson, Northern Region Team Supervisor  
Remediation and Redevelopment Program

  
Date

## AFFIDAVIT TO REMOVE DEED RESTRICTION

IN RE: Property described as Lot 1 and the E ½ of Lot 2, Block 2, the original Village of Grantsburg, in Burnett County, Wisconsin, more particularly described in the warranty deed recorded at Volume 542 of Burnett County Records, Page 542 as Document Number 296706 (the "Property").

WHEREAS, the Northwest Regional Planning Commission is owner of the Property; and

WHEREAS, the Property is subject to a Deed Restriction executed by the Northwest Regional Planning Commission on April 4, 1996, and recorded in the Burnett County Register of Deeds Office on April 8, 1996, as Document No. 299719, and on April 24, 1996, as Document No. 300023; and

WHEREAS, said Deed Restriction requires any future subsurface work on the Property that removes any structures that currently exist shall provide for investigation of the degree or extent of fuel oil and machine cutting oil contamination on the Property; and

WHEREAS, the prohibitions and requirements of said Deed Restriction were intended to remedy and remediate fuel oil and machine cutting oil contamination that had previously occurred on the Property; and

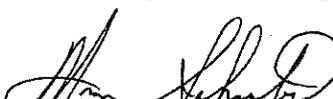
WHEREAS, the Northwest Regional Planning Commission desires to convey the Property to the Village of Grantsburg, a Wisconsin Municipal Corporation; and

WHEREAS, the above Deed Restriction insures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors, or assigns, and said Deed Restriction authorizes the Wisconsin Department of Natural Resources to determine when any of the restrictions set forth in the above-described Deed Restriction are no longer required and can be extinguished, and provides that, in such cases, an affidavit attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party; and

WHEREAS, the Wisconsin Department of Natural Resources has determined that the provisions of the above-described Deed Restriction are satisfied and are no longer required as they pertain to the Property, and may be removed from the Property.

NOW, THEREFORE, it is the desire and intention of the owner that the above-described Deed Restriction recorded against the real property shall be removed from the Property.

Northwest Regional Planning Commission



Myron Schuster, Executive Director

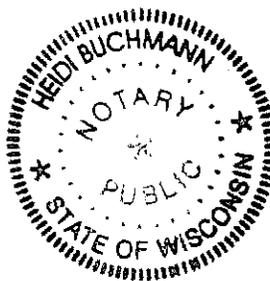
**ACKNOWLEDGMENT**

State of Wisconsin )  
 )ss  
Washburn County )

Personally came before me this 11<sup>th</sup> day of June, 2010, the above named Myron Schuster, Executive Director of Northwest Regional Planning Commission, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Heidi Buchmann

Notary Public, State of Wisconsin  
My commission expires 3/6/2011



This instrument drafted by:  
Attorney Michael S. Hines  
PO Box 998  
Ashland, WI 54806  
WSB # 1002916

Case Number 03-07-002538	Case Title McNally Industries
Activity Call to Rick Roser	Date of Activity 715 635-2197 5/17/12

Narrative

Deed ever recorded?  
- will get copy and send to me

Transfer - Village of Grantsburg

(715) 463-2405

- will call Rick

- looking @ selling property

Reporting	Date of Report	Exhibit Reference
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## **GIS Registry Disclaimer**

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY  
Cover Sheet

July, 2008  
(RR 5367)

Source Property Information

BRRTS #: 03-07-000538

CLOSURE DATE: Apr 9, 1996

ACTIVITY NAME: McNally Industries

FID #: 807014230

PROPERTY ADDRESS: 215 Pine Street

DATCP #:

MUNICIPALITY: Grantsburg

COMM #:

PARCEL ID #: 131-2600-01800

\*WTM COORDINATES:

WTM COORDINATES REPRESENT:

X: 311463 Y: 592867

Approximate Center Of Contaminant Source

\* Coordinates are in  
WTM83, NAD83 (1991)

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Soil Contamination > \*RCL or \*\*SSRCL (232)

Contamination in ROW

Contamination in ROW

Off-Source Contamination

Off-Source Contamination

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

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

Land Use Controls:

Soil: maintain industrial zoning (220)

Cover or Barrier (222)

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

(note: maintenance plan for  
groundwater or direct contact)

Structural Impediment (224)

Vapor Mitigation (226)

Site Specific Condition (228)

Maintain Liability Exemption (230)

(note: local government or economic  
development corporation)

Monitoring wells properly abandoned? (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 #: 03-07-000538 PARCEL ID #: 131-2600-01800

ACTIVITY NAME: McNally Industries WTM COORDINATES: X: 311463 Y: 592867

**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:**
- 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**
- 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 #:**                      **Title: Site Map**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #:**                      **Title: DRO Contamination Beneath Building**

BRRTS #: 03-07-000538

ACTIVITY NAME: McNally Industries

**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 #: 7**                      **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 #:**                      **Title: 8 pages**

- 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 #: 03-07-000538

ACTIVITY NAME: McNally Industries

## 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:**



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor  
George E. Meyer, Secretary  
William H. Smith, District Director

Brule Area Headquarters  
6250 South Ranger Road  
P.O. Box 125  
Brule, WI 54820-0125  
TELEPHONE 715-372-4866  
TELEFAX 715-372-4836

April 9, 1996

MR BRUCE DAVIS  
NORTHWEST REGIONAL PLANNING COMMISSION  
1400 S RIVER STREET  
SPOONER WI 54801

FILE COPY

Re: Site Closure - McNally Industries, Inc. (NWD LUST Case #07-00538 and  
NWD ERP Case #07-00035), 216 Pine Street, Grantsburg, Wisconsin

Dear Mr. Davis:

On January 21, 1993, the Department of Natural Resources provided a notice to Advanced Manufacturing/McNally Industries, Inc., that the degree and extent of fuel oil and machine cutting oil contamination at the above named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On October 3, 1995, I presented the case for the above mentioned site to the Northwest District Close Out Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code. During this review, the Committee determined that site closure could be approved on the condition that a declaration of restriction be recorded on the site's property deed, requiring that the residual soil contamination be properly treated or disposed of if structural impediments which currently exist at the site are removed in the future. Earlier today, the Department received evidence which shows that the declaration of restriction has been recorded on the property deed, thereby satisfying the above condition for closure.

Based on the investigative and remedial documentation provided to the Department, it appears that the fuel oil and machine cutting contamination at the above named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wis. Adm. Code. Therefore, the Department considers the case "closed", having determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

You should note that this letter does not constitute Department "certification" under s. 144.765 (2) (a) 3, Wis. Stats., as created by 1993 Wisconsin Act 453 (May 12, 1994). Persons who meet the definition of "purchaser" in s. 144.765 (1) (c), must receive Department pre-approval prior to conducting a site investigation in order to be eligible for the liability exemption under s. 144.765, Wis. Stats.

Mr. Bruce Davis - April 9, 1996

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If you have any questions concerning this letter or the project in general, please do not hesitate to write or call me at 715/372-4866.

Sincerely,



Christopher A. Saari  
Hydrogeologist

cc: Tom Kendzierski - DNR Spooner  
Albert Scheideler - McNally Industries, Inc., PO Box 129, Grantsburg, WI 54840  
Keith Norlin - 3 Bears Environmental Services, PO Box 443, Iron River, WI 54847

299719

DOCUMENT NO.

RECORDING DATA

DECLARATION OF RESTRICTION

IN RE: Property described as Lot 1 and the E 1/2 of Lot 2, Block 2, the original Village of Grantsburg, in Burnett County, Wisconsin, more particularly described in the warranty deed recorded at Volume 542 of Burnett County Records, Page 542 as Document Number 296706.

STATE OF WISCONSIN )  
Washburn County ) ss.

WHEREAS Northwest Regional Planning Commission, a political subdivision of the State of Wisconsin is the owner of record of the above-described property; and

WHEREAS it is the desire of the property owner to impose on it restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time;

NOW, THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and restrictions:

One or more fuel oil and machine cutting oil discharges have occurred at this property. Structural impediments existing at the time of clean-up made complete remediation of the discharges impracticable. Fuel oil and machine cutting oil contaminated soil may remain at this property at the following location: Beneath the concrete floor of the former Drill Room, in the building located on Lot 1 and the East Half of Lot 2 of Block 2 of the Original Village of Grantsburg, Burnett County, Wisconsin, extending from 6 (six) to 12 (twelve) feet below the surface. Pursuant to the requirements of s. 144.76, Wis. Stats., any future subsurface work in this location which removes the structural impediments which currently exist shall provide for investigation of the degree or extent of fuel oil and machine cutting oil contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by



DOCUMENT NO.

WARRANTY DEED FORM 835

THIS PAGE RESERVED FOR RECORDING DATA

296706

VOL 542 PAGE 542

BURNETT COUNTY WISCONSIN RECEIVED AND RECORDED

SEP 29 1995

THIS INDENTURE, Made this 26th day of September, A. D., 19 95 between McNally Industries, Inc.

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Grantsburg Wisconsin, party of the first part, and Northwest Regional Planning Commission, a political subdivision of the State of Wisconsin

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Spooner Wisconsin, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Three Hundred Forty Thousand Dollars (\$340,000)

AT 3:00 O'CLOCK PM VOL 542 PAGE 542 Calvine K. Olson REGISTER OF DEEDS

RETURN TO Comm. First State Bank Spooner, WI.

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate situated in the County of Burnett and State of Wisconsin, to-wit:

Lot 1, E 1/2 Lot 2, Lot 13 and Lot 14, Block 2, the Original Village of Grantsburg,

TRANSFER \$ 1,020.00 FEE

and

Lots 1, 2, 3, 4, 5, 6 and 7, Block 2, Bradford's Addition to the Village of Grantsburg

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said McNally Industries, Inc party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enclosing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except zoning ordinances, existing highways, easements, restrictions, agreements and reservations of record, general real estate taxes for 1995 and thereafter.

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said McNally Industries, Inc party of the first part, has caused these presents to be signed by Albert L. Scheideler, its President, and countersigned by Brent Publitz, its Secretary, at Grantsburg Wisconsin, and its corporate seal to be hereunto affixed, this 29th day of September, A. D. 19 95

SIGNED AND SEALED IN PRESENCE OF

MCNALLY INDUSTRIES, INC.

Albert L. Scheideler

COUNTERSIGNED:

Brent A. Publitz



State of Wisconsin,

County, } ss.

Personally came before me, this 29th day of September, A. D., 19 95, Albert L. Scheideler, President, and Brent Publitz, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY FABGRE & BENSON (SAA) 2200 Norwest Center 90 So. 7th St. Minneapolis, MN 55402

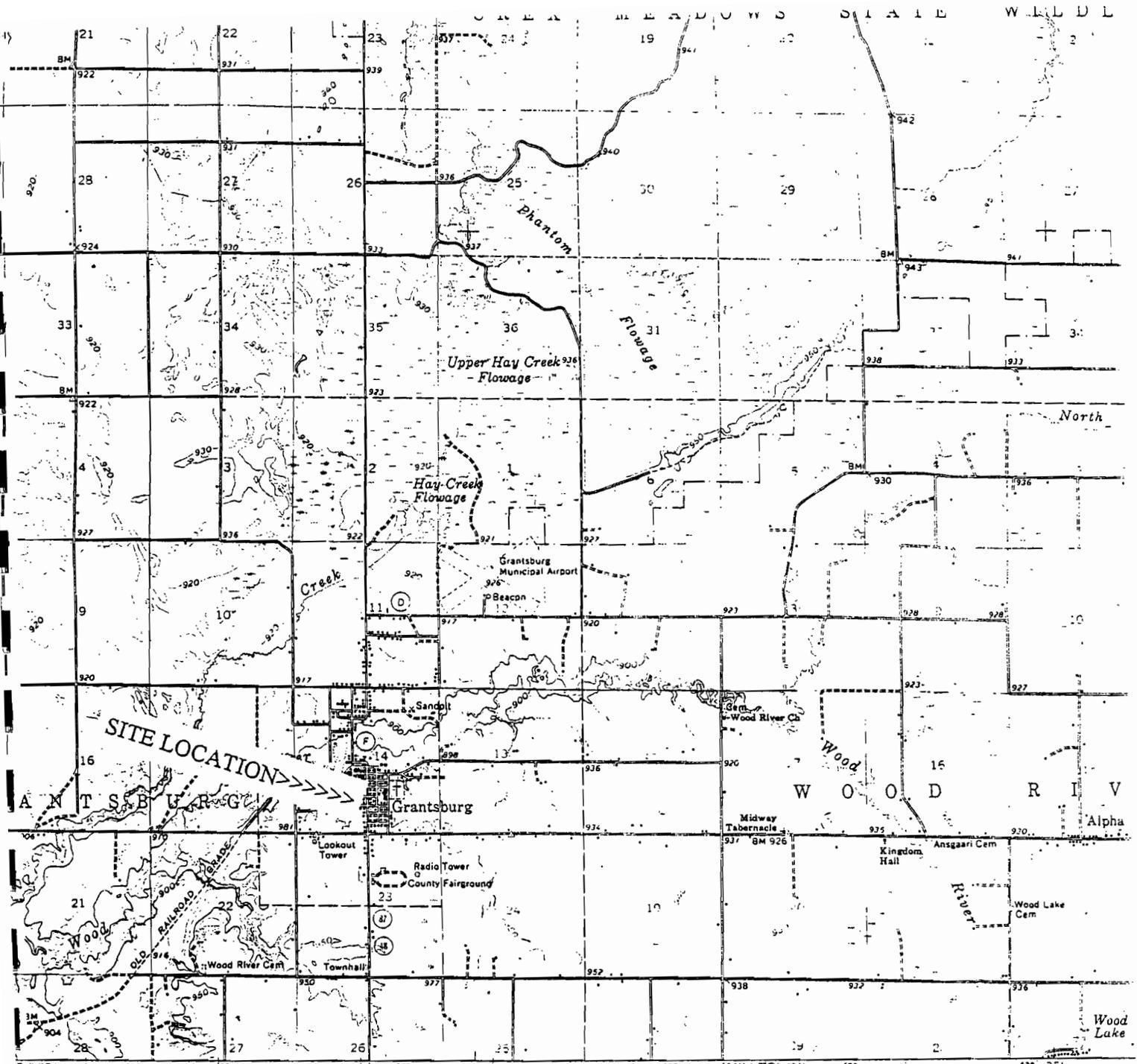


Doris Segelstrom Notary Public, Burnett County, Wis. My commission (expires) (is) 05/25/97

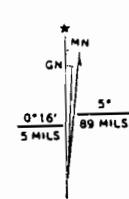
(Section 19.31 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantor, grantee, witness and notary. Section 19.313, similarly requires that the name of the person who, as governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

Wisconsin Legal Bank Co., Inc.

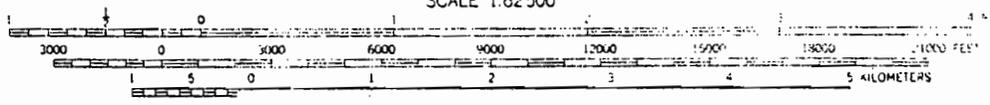
TOTAL P.02



1 published by the Geological Survey  
 JC&GS  
 ammetric methods from aerial  
 4 and 1956-58. Field checked 1962  
 127 North American datum  
 on Wisconsin coordinate system, north zone  
 te system, central zone  
 ransverse Mercator grid ticks,



UTM GRID AND 1962 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



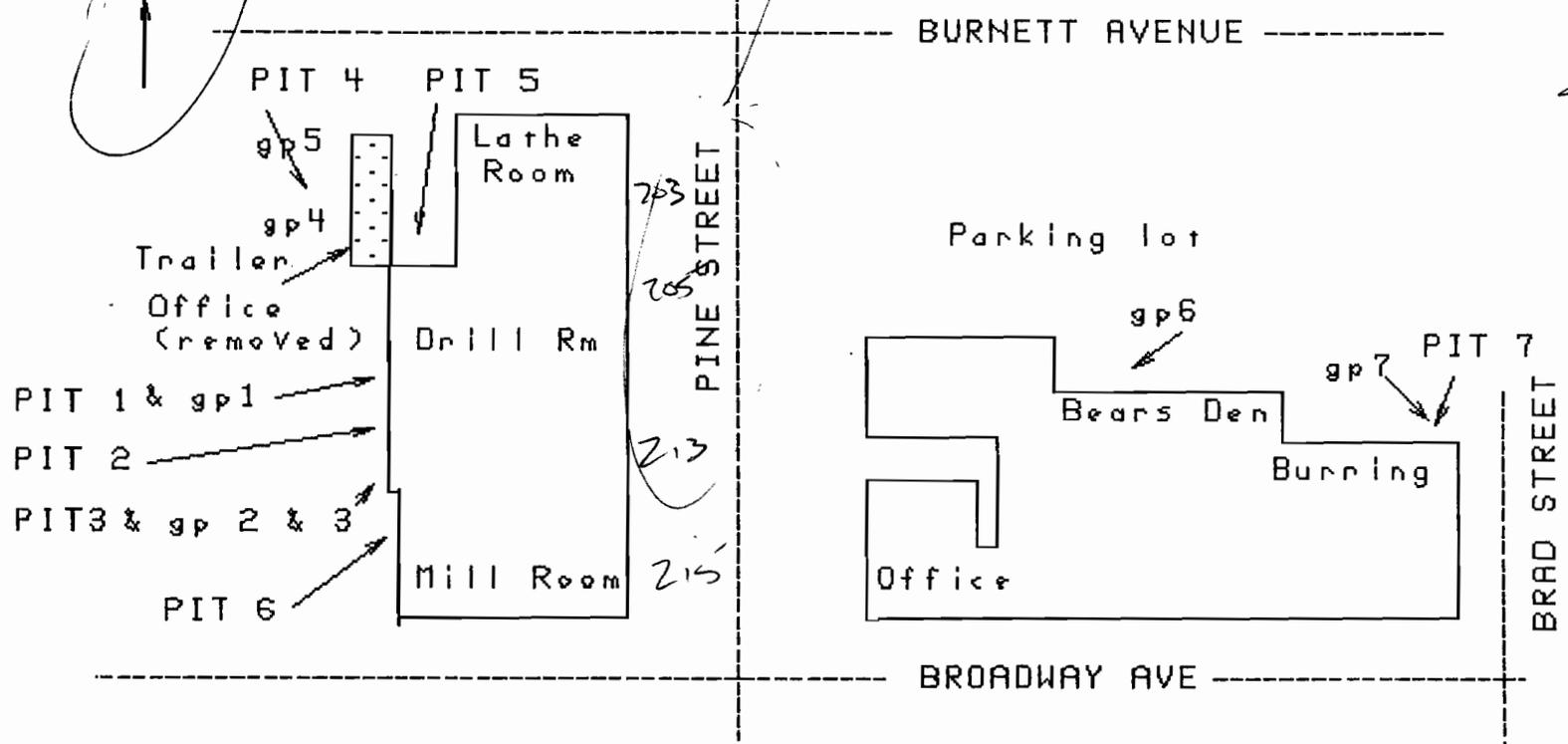
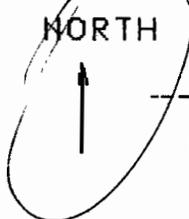
FOR SALE BY U.  
 AND BY THE WISC  
 A FOLDER

FIGURE 1  
 SITE LOCATION  
 USGS 15 min TOPOGRAPHIC  
 GRANTSBURG N4545-W9230/15

Ike - Red Pick up  
Rick - short

203  
205 Pine  
213  
215

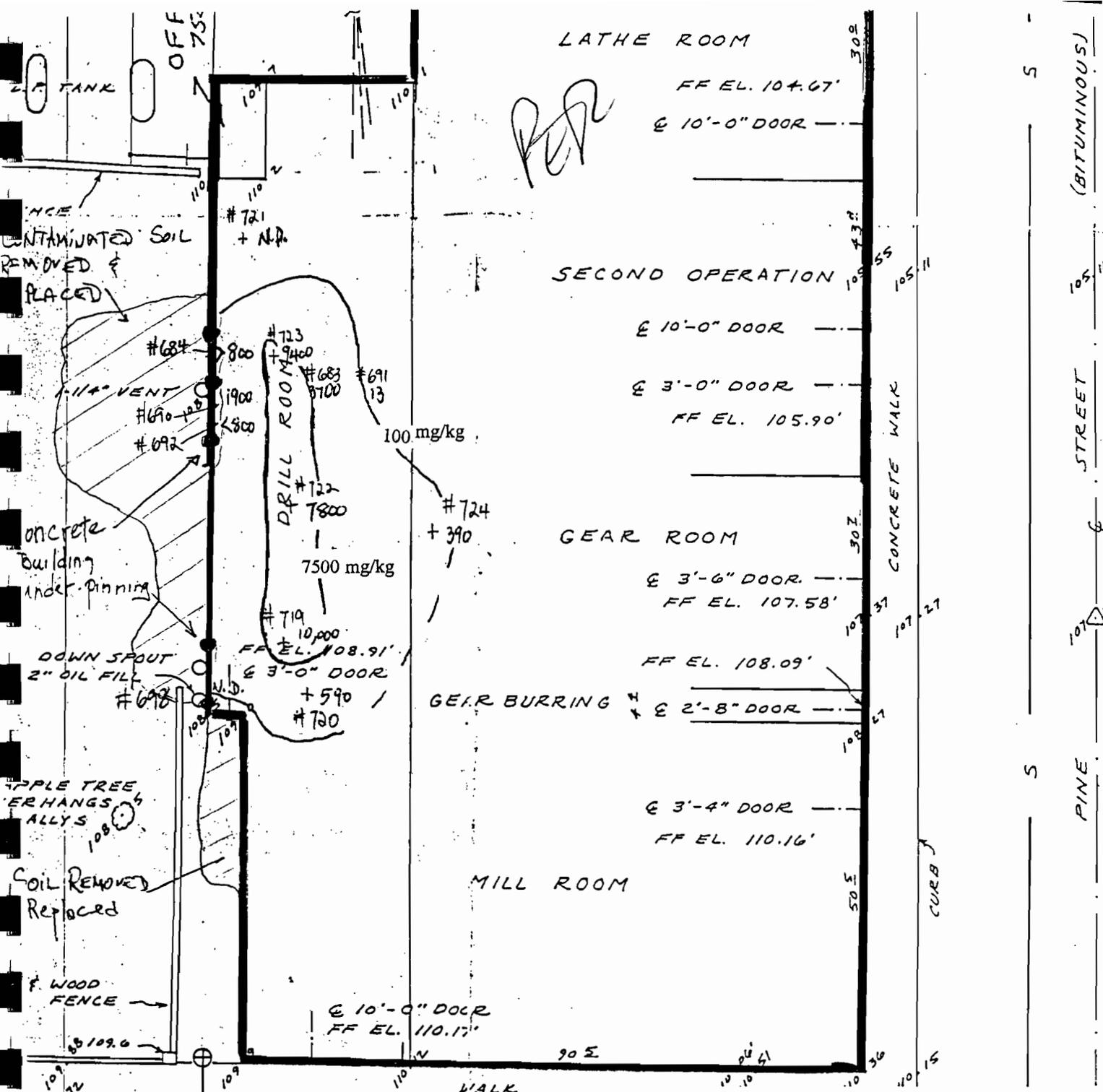
meet. 10:00



SITE MAP; Sample Pit & geoprobe Locations

Scale 1" = 66.6'

MC NALLY INDUSTRIES  
GRANTSBURG, WI



McNALLY INDUSTRIES INC., Grantsburg, Wi  
 DRO Soil Contamination Beneath Building

Plan is excerpt from; "Topographic Survey For McNally Industries" by Thomas Swenson, Land Surveyor dated 10/22/86. Scale 1" = 20'

LEGEND:

- #684 Soil Sample Number & Location
- N.D. DRO Non-Detect Analysis
- 590 DRO analysis, mg/kg
- + Auger hole location

THREE BEARS ENVIRONMENTAL

Mr. Keith Norlin

Project: McNally Industries  
Grantsburg, Wisconsin

EPA METHOD W8021

Date Received:	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95
Date Analyzed:	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95
Time Analyzed:								15:41
Run Number:								G70595,12
Pace Sample Number:	100	101	102	103	104	105	106	106
Client Sample Name:	682	683	684	685	686	687	688	688

<u>COMPOUND</u>	<u>Units</u>	<u>MDL (ug/L)</u>								
MTBE	mg/Kg	0.2	ANR	ANR	ANR	ANR	ANR	ANR	ANR	ND
BENZENE	mg/Kg	0.2	ANR	ANR	ANR	ANR	ANR	ANR	ANR	ND
TOLUENE	mg/Kg	0.2	ANR	ANR	ANR	ANR	ANR	ANR	ANR	ND
ETHYL BENZENE	mg/Kg	0.2	ANR	ANR	ANR	ANR	ANR	ANR	ANR	ND
M,P-XYLENE	mg/Kg	0.4	ANR	ANR	ANR	ANR	ANR	ANR	ANR	ND
O-XYLENE	mg/Kg	0.2	ANR	ANR	ANR	ANR	ANR	ANR	ANR	0.83
1,3,5-TMB	mg/Kg	0.2	ANR	ANR	ANR	ANR	ANR	ANR	ANR	2.30
1,2,4-TMB	mg/Kg	0.2	ANR	ANR	ANR	ANR	ANR	ANR	ANR	2.50
NAPHTHALENE	mg/Kg	0.2	ANR	ANR	ANR	ANR	ANR	ANR	ANR	ND
GRO	mg/Kg	2.0	ANR	ANR	ANR	ANR	ANR	ANR	ANR	61
	Time Analyzed:		11:51	13:07	12:37	13:36	17:40	16:39	15:50	
	Run Number:		3B0705,8	3B0705,10	3B0705,9	3B0705,11	3B0705,19	3B0705,17	3B0705,13	
DRO	mg/Kg	8.0	91	3700 (E)	>800	ND	600	ND	480	

E = Exceeds calibration limits  
 ND = Not Detected  
 ANR = Analysis Not Requested  
 (2)=MDL 2.5X HIGHER  
 (5)=MDL 5X HIGHER  
 (10)=MDL 10X HIGHER  
 (20)=MDL20X HIGHER  
 \* All results reported on a wet wt basis

THREE BEARS ENVIRONMENTAL

Mr. Keith Norlin

Project: McNally Industries  
Grantsburg, Wisconsin

EPA METHOD W8021

Date Received:	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95
Date Analyzed:	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95	7/6/95
Time Analyzed:	16:16	16:47	17:18		18:31	9:05
Run Number:	G70595,13	G70595,14	G70595,15		G70595,17	G70695,2
Pace Sample Number:	107	108	109	110	111	112
Client Sample Name:	689	690	691	692	693	694

<u>COMPOUND</u>	<u>Units</u>	<u>MDL</u> <u>(ug/L)</u>						
MTBE	mg/Kg	0.2	ND	ND	ND	ANR	ND	ND
BENZENE	mg/Kg	0.2	ND	ND	ND	ANR	ND	ND
TOLUENE	mg/Kg	0.2	ND	ND	ND	ANR	ND	ND
ETHYL BENZENE	mg/Kg	0.2	ND	ND	ND	ANR	0.2	ND
M,P-XYLENE	mg/Kg	0.4	ND	ND	ND	ANR	ND	ND
O-XYLENE	mg/Kg	0.2	ND	ND	ND	ANR	1.8	ND
1,3,5-TMB	mg/Kg	0.2	ND	ND	ND	ANR	3.7	ND
1,2,4-TMB	mg/Kg	0.2	ND	ND	ND	ANR	2.4	ND
NAPHTHALENE	mg/Kg	0.2	ND	ND	ND	ANR	ND	ND
GRO	mg/Kg	2.0	ND	ND	ND	ANR	130	ND
	Time Analyzed:		16:47	17:13	17:37	18:10	18:40	19:14
	Run Number:		3B0705,14	3B0705,15	3B0705,18	3B0705,20	3B0705,21	3B0705,22
DRO	mg/Kg	8.0	ND	(2) 1900	13.0	<800	<800	ND

E = Exceeds calibration limits  
 ND = Not Detected  
 ANR = Analysis Not Requested  
 (2)=MDL 2.5X HIGHER  
 (5)=MDL 5X HIGHER  
 (10)=MDL 10X HIGHER  
 (20)=MDL20X HIGHER  
 \* All results reported on a wet wt basis

THREE BEARS ENVIRONMENTAL

Mr. Keith Norlin

Project: McNally Industries  
Grantsburg, Wisconsin

EPA METHOD W8021

Date Received:	7/5/95	7/5/95	7/5/95	7/5/95	7/5/95	7/6/95
Date Analyzed:	7/6/95	7/5/95	7/5/95	7/5/95	7/5/95	7/6/95
Time Analyzed:	10:39	11:11	11:42	21:38	13:27	
Run Number:	G70695,5	G70695,6	G70695,7	G70595,23	G70695,8	
Pace Sample Number:	113	114	115	116	117	118
Client Sample Name:	695	696	697	698	699	700

<u>COMPOUND</u>	<u>Units</u>	<u>MDL</u> <u>(ug/L)</u>						
MTBE	mg/Kg	0.2	ND	ND	ND	ND	ND	ANR
BENZENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ANR
TOLUENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ANR
ETHYL BENZENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ANR
M,P-XYLENE	mg/Kg	0.4	ND	ND	ND	ND	ND	ANR
O-XYLENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ANR
1,3,5-TMB	mg/Kg	0.2	ND	ND	ND	ND	ND	ANR
1,2,4-TMB	mg/Kg	0.2	ND	ND	ND	ND	ND	ANR
NAPHTHALENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ANR
GRO	mg/Kg	2.0	ND	ND	ND	ND	ND	ANR
	Time Analyzed:		9:34	10:03	10:03	10:59	19:43	11:26
	Run Number:		3B0706,4	3B0706,5	3B0706,6	3B0706,7	3B0705,23	3B0706,8
DRO	mg/Kg	8.0	ND	ND	ND	ND	ND	ND

E = Exceeds calibration limits  
 ND = Not Detected  
 ANR = Analysis Not Requested  
 (2)=MDL 2.5X HIGHER  
 (5)=MDL 5X HIGHER  
 (10)=MDL 10X HIGHER  
 (20)=MDL20X HIGHER  
 \* All results reported on a wet wt basis

THREE BEARS ENVIRONMENTAL

Mr. Keith Norlin

Project: McNally Industries  
Grantsburg, Wisconsin

EPA METHOD W8021

Date Received:	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95
Date Analyzed:	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95
Time Analyzed:		12:46	13:17	13:49	14:21	14:53
Run Number:		G70695,9	G70695,10	G70695,11	G70695,12	G70695,13
Pace Sample Number:	119	120	121	122	123	124
Client Sample Name:	701	702	703	704	705	706

<u>COMPOUND</u>	<u>Units</u>	<u>MDL</u> <u>(ug/L)</u>						
MTBE	mg/Kg	0.2	ANR	ND	ND	ND	ND	ND
BENZENE	mg/Kg	0.2	ANR	ND	ND	ND	ND	ND
TOLUENE	mg/Kg	0.2	ANR	ND	ND	ND	ND	ND
ETHYL BENZENE	mg/Kg	0.2	ANR	ND	ND	ND	ND	ND
M,P-XYLENE	mg/Kg	0.4	ANR	ND	ND	ND	ND	ND
O-XYLENE	mg/Kg	0.2	ANR	ND	ND	ND	ND	ND
1,3,5-TMB	mg/Kg	0.2	ANR	ND	ND	ND	ND	ND
1,2,4-TMB	mg/Kg	0.2	ANR	ND	ND	ND	ND	ND
NAPHTHALENE	mg/Kg	0.2	ANR	ND	ND	ND	ND	ND
GRO	mg/Kg	2.0	ANR	ND	ND	ND	5.0	ND
	Time Analyzed:		11:54	12:30	12:48	13:15	15:19	16:21
	Run Number:		3B0706,9	3B0706,10	3B0706,11	3B0706,12	3B0706,16	3B0706,18
DRO	mg/Kg	8.0	>800	ND	ND	ND	ND	ND

E = Exceeds calibration limits

ND = Not Detected

ANR = Analysis Not Requested

(2)=MDL 2.5X HIGHER

(5)=MDL 5X HIGHER

(10)=MDL 10X HIGHER

(20)=MDL20X HIGHER

\* All results reported on a wet wt basis

THREE BEARS ENVIRONMENTAL

Mr. Keith Norlin

Project: McNally Industries  
Grantsburg, Wisconsin

EPA METHOD W8021

Date Received:	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95
Date Analyzed:	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95
Time Analyzed:	15:24	19:14	19:46	20:18	20:50	15:56
Run Number:	G70695,14	G70695,21	G70695,22	G70695,23	G70695,24	G70695,15
Pace Sample Number:	125	126	127	128	129	130
Client Sample Name:	707	708	709	710	711	712

<u>COMPOUND</u>	<u>Units</u>	<u>MDL</u> <u>(ug/L)</u>						
MTBE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
BENZENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
TOLUENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
ETHYL BENZENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
M,P-XYLENE	mg/Kg	0.4	ND	ND	ND	ND	ND	ND
O-XYLENE	mg/Kg	0.2	ND	ND	0.25	ND	ND	ND
1,3,5-TMB	mg/Kg	0.2	ND	ND	0.67	0.74	ND	ND
1,2,4-TMB	mg/Kg	0.2	ND	ND	0.49	0.71	ND	ND
NAPHTHALENE	mg/Kg	0.2	ND	ND	1.0	ND	ND	ND
GRO	mg/Kg	2.0	ND	ND	26	22	ND	ND
	Time Analyzed:		16:52	17:53	18:23	19:24	10:04	13:46
	Run Number:		3B0706,19	3B0706,21	3B0706,22	3B0706,24	3B0707,4	3B0706,13
DRO	mg/Kg	8.0	ND	ND	7900 (E)	(10) 1600.0	ND	ND

E = Exceeds calibration limits

ND = Not Detected

ANR = Analysis Not Requested

(2)=MDL 2.5X HIGHER

(5)=MDL 5X HIGHER

(10)=MDL 10X HIGHER

(20)=MDL20X HIGHER

\* All results reported on a wet wt basis

THREE BEARS ENVIRONMENTAL

Mr. Keith Norlin

Project:McNally Industries  
Grantsburg, Wisconsin

EPA METHOD W8021

Date Received:	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95
Date Analyzed:	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95	7/6/95
Time Analyzed:	16:28	21:32	21:55	22:28	23:00	18:03
Run Number:	G70695,16	G70695,25	G70695,26	G70695,27	G70695,28	G70695,19
Pace Sample Number:	131	132	133	134	135	136
Client Sample Name:	713	714	715	716	717	718

<u>COMPOUND</u>	<u>Units</u>	<u>MDL</u> <u>(ug/L)</u>						
MTBE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
BENZENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
TOLUENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
ETHYL BENZENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
M,P-XYLENE	mg/Kg	0.4	ND	ND	ND	ND	ND	ND
O-XYLENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
1,3,5-TMB	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
1,2,4-TMB	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
NAPHTHALENE	mg/Kg	0.2	ND	ND	ND	ND	ND	ND
GRO	mg/Kg	2.0	ND	ND	ND	ND	ND	ND
	Time Analyzed:		14:16	11:12	11:45	12:14	14:46	15:51
	Run Number:		3B0706,14	3B0707,7	3B0707,8	3B0707,9	3B0706,15	3B0706,17
DRO	mg/Kg	8.0	ND	ND	ND	ND	1100 (E)	ND

E = Exceeds calibration limits  
 ND = Not Detected  
 ANR = Analysis Not Requested  
 (2)=MDL 2.5X HIGHER  
 (5)=MDL 5X HIGHER  
 (10)=MDL 10X HIGHER  
 (20)=MDL20X HIGHER  
 \* All results reported on a wet wt basis

#589 P. 07/08  
10:27  
1995.07-18  
715 372 8504  
TO  
FROM : PACE MN

DRAFT REPORT OF FIELD ANALYSIS

THREE BEARS ENVIRONMENTAL

Mr. Keith Norlin

Project: McNally Industries  
Grantsburg, Wisconsin

EPA METHOD W8021

Date Received:	7/6/95	7/6/95	7/6/95	7/7/95	7/7/95	7/7/95	7/7/95
Date Analyzed:	7/8/95	7/6/95	7/6/95	7/7/95	7/7/95	7/7/95	7/7/95
Time Analyzed:	23:00	18:03		14:47	15:20	15:58	16:29
Run Number:	G70695,28	G70695,19		G70795,12	G70795,13	G70795,14	G70795,15
Page Sample Number:	135	136	137	138	139	140	141
Client Sample Name:	717	718	719	720	721	741	742

MTBE	mg/Kg	0.2	ND	ND	ANR	ND	ND	ND	ND
BENZENE	mg/Kg	0.2	ND	ND	ANR	ND	ND	ND	ND
TOLUENE	mg/Kg	0.2	ND	ND	ANR	ND	ND	ND	ND
ETHYL BENZENE	mg/Kg	0.2	ND	ND	ANR	0.28	ND	ND	ND
M,P-XYLENE	mg/Kg	0.4	ND	ND	ANR	0.36	ND	ND	ND
O-XYLENE	mg/Kg	0.2	ND	ND	ANR	0.53	ND	ND	ND
1,3,5-TMB	mg/Kg	0.2	ND	ND	ANR	1.3	ND	ND	ND
1,2,4-TMB	mg/Kg	0.2	ND	ND	ANR	1.3	ND	ND	ND
NAPHTHALENE	mg/Kg	0.2	ND	ND	ANR	3.0	ND	ND	ND
GRO	mg/Kg	2.0	ND	ND	ANR	91	ND	ND	ND
	Time Analyzed:	14:46	15:51	17:22	17:14	15:15	16:14	16:45	
	Run Number:	3B0706,15	3B0706,17	3B0706,20	3B0707,19	3B0707,15	3B0707,17	3B0707,18	
DRO	mg/Kg	8.0	1100 (E)	ND	10000 (E)	590 (10)	ND	ND	ND

E = Exceeds calibration limits  
 ND = Not Detected  
 ANR = Analysis Not Requested  
 (2)=MDL 2.5X HIGHER  
 (5)=MDL 5X HIGHER  
 (10)=MDL 10X HIGHER  
 (20)=MDL 20X HIGHER  
 \* All results reported on a wet wt basis

#555 P. 06/08  
 10:27  
 1995, 07-18  
 715 372 8504  
 TO :  
 FROM : PACE MN

**DRAFT REPORT OF FIELD ANALYSIS**

THREE BEARS ENVIRONMENTAL

Mr. Keith Norlin

Project: McNally Industries  
 Grantsburg, Wisconsin

**EPA METHOD W8021**

Date Received:	7/7/95	7/7/95	7/7/95	7/7/95	7/7/95
Date Analyzed:	7/7/95	7/7/95	7/12/95	7/12/95	7/12/95
Time Analyzed:	17:02	17:38	4:13	4:45	5:16
Run Number:	G70795,16	G70795,17	PV0711,17	PV0711,18	PV0711,19
Pace Sample Number:	142	143	144	145	146
Client Sample Name:	740	743	722 (10)	723	724

MTBE	mg/Kg	0.2	ND	ND	ND	ND	ND
BENZENE	mg/Kg	0.2	ND	ND	ND	ND	ND
TOLUENE	mg/Kg	0.2	ND	ND	ND	ND	ND
ETHYL BENZENE	mg/Kg	0.2	ND	ND	ND	0.5	ND
M,P-XYLENE	mg/Kg	0.4	ND	ND	ND	0.9	ND
O-XYLENE	mg/Kg	0.2	ND	ND	2.4	2.5	ND
1,3,5-TMB	mg/Kg	0.2	ND	ND	13.0	4.8	0.4
1,2,4-TMB	mg/Kg	0.2	ND	ND	22.0	7.9	0.1
NAPHTHALENE	mg/Kg	0.2	ND	0.4	2.7	0.8	0.2

GRO	mg/Kg	2.0	ND	5.4	300.0	190 (E)	9.8
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Time Analyzed:	15:44	8:48	8:49	8:51	8:53
Run Number:	3B0707,16	DRO0711,18	DRO0711,19	DRO0711,20	DRO0711,21

DRO	mg/Kg	8.0	ND	1100 (10)	7800 (10)	9400 (10)	390 (10)
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E = Exceeds calibration limits  
 ND = Not Detected  
 ANR = Analysis Not Requested  
 (2)=MDL 2.5X HIGHER  
 (5)=MDL 5X HIGHER  
 (10)=MDL 10X HIGHER  
 (20)=MDL 20X HIGHER

All results reported on a wet wt basis