GIS Registry Data Sheet
Northern Region

Type of Submittal: X **New** _____ **Update** _____ **PDF Only**

BRRTS # 03-64-097330 **County:** Vilas

Site Name: Boat S'Port

Street: 3666 Hwy 70E **City:** Eagle River

Closure Decision Date: 5/3/01

Geo – Location Information:

X Coordinate: _____ Y Coordinate: _____

Right of Way Contamination ____ **Yes** X **No**

Off Site Contamination ____ **Yes** X **No**

Address 1: _____

X Coordinate: _____ Y Coordinate: _____

Address 2: _____

X Coordinate: _____ Y Coordinate: _____

- ☒ **Final Closure Letter**
- ☒ **Deeds for all properties with ES exceedance in Groundwater**
- ☒ **General Site Location within Municipality**
- ☒ **Detailed Site Map(s) for all impacted properties, including property boundaries**
- ☒ **Groundwater Flow Direction Map including location of monitoring wells and all drinking water wells**
- ☒ **Latest Groundwater Plume Map with Groundwater Flow Direction**
- ☒ **Latest Table of Analytical Results for Groundwater**
- ☐ **Copies of off-site notification letters (if applicable)** N/A
- ☒ **RP-Certified statement that legal descriptions are complete and accurate**
- ☐ **Legal Descriptions of all impacted properties (if not included above)**
- ☒ **Geologic cross sections showing soil and groundwater contaminant source extent and location, isoconcentrations for all groundwater contaminants that exceed NR 140 enforcement standards, water table and piezometric elevations, and the extent, location and elevation of geologic units, bedrock, and confining units**
- ☐ **Letters informing ROW operator of residual contamination** N/A

1/28/02 Janet Kazda

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

WISCONSIN
DEPT. OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
William H. Smith, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-0818
Telephone 715-365-8900
FAX 715-365-8932
TDD 715-365-8957

January 29, 2002

Mr. John Stepka
1095 Balsam Lane
Eagle River, WI 54521

SUBJECT: Final Case Closure
Boat S'Port, 3666 Hwy 70 E, Eagle River, WI
WDNR BRRTS #: 03-64-097330
PECFA #54521-9434-66

Dear Mr. Stepka:

On May 3, 2001, your site as described above was reviewed for closure by the Northern Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On December 18, 2001, you were notified that the Closure Committee had granted conditional closure to this case.

On January 28, 2002, the Department received correspondence indicating that you have complied with the conditions of closure, specifically, provision of documents and fees for the GIS Registry and agreement for monitoring of the water supply system. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

Please be aware that this 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.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715-365-8990.

Sincerely,
NORTHERN REGION

Janet Kazda

Janet Kazda
Remediation and Redevelopment Program

c: File

John and Mary Mors
3666 Hwy 70 E
Eagle River, WI 54521

Jason Bartley
Drake Environmental
6980 N Teutonia Ave
Milwaukee, WI 53209

Dennis Miller
River Valley State Bank
116 S Railroad St
Eagle River, WI 54521

352101

VOL 876 PAGE 279

Document Number

WARRANTY DEED

This Deed, made between JOHN R. STEPKA and MEREDITH G. STEPKA, husband and wife, Grantors, and MORS-IPSEN REAL ESTATE PARTNERSHIP, Grantee.

Witnesseth, That the said Grantor, for a valuable consideration Grantors convey to Grantee the following described real estate in Vilas County, State of Wisconsin:

RECORDED

JUN 16 1999
9:55 am
Joan Hansen
REGISTER OF DEEDS, VILAS CO., WI

Recording Area
Name and Return Address

John L. O'Brien
P.O. Box 639
Eagle River, WI 54521

DOWNA & WD
MIC FIRST NAT'L BK
PO Box 171
IRON RIVER, MI
49935
12 fd.

FEE
#77.25 (17)
EXEMPT

GL71; GL83, PL20; 56; Town of Washington
(Parcel Identification Number)

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This deed is given in satisfaction of that certain Land Contract dated the 7th day of June, 1995, recorded the 13th day of June, 1995 in Vol. 705, Pgs. 41 - 46, as Document No. 307933, Vilas County Records

This is not homestead property.

Together with all and singular hereditaments and appurtenances thereunto belonging:
And Grantors warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except zoning ordinances and easements of record and restrictions and reservations of record and will warrant and defend the same.

Dated this 6th day of March, 1999.

Jody Post
*Jody Post

Ann Barkell
*Ann Barkell

John R. Stepka
*John R. Stepka

Meredith G. Stepka
*Meredith G. Stepka

AUTHENTICATION

Signature(s)_____

_____

authenticated this ____ day of _____, ____.

_____
signature

_____
type or print name

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

THIS INSTRUMENT WAS DRAFTED BY
John L. O'Brien, Attorney at Law
Eagle River, WI 54521; I.D. #1007902

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

ACKNOWLEDGMENT

STATE OF FLORIDA
Pasco COUNTY
Personally came before me this 6th day of March, 1999 the above named John R. Stepka and Meredith G. Stepka to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

James S. Hockom
Signature
type or print name James S. Hockom

Notary Public Pasco County, FL.
My commission is permanent. (If not, state expiration date: 7-12-2002)

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

JAMES S. HOCKOM
MY COMMISSION # CC 758679
EXPIRES: July 12, 2002
Bonded Thru Notary Public Underwriters

Information Professionals Corporation Fond du Lac, Wisconsin 800 455 7021

EXHIBIT "A"

STEPKA AND MORS-IPSEN REAL ESTATE PARTNERSHIP

BOATS PORT PARCEL:

A parcel of land being a part of Gov't. Lots 7 and 8, Section 25, Township 40 North, Range 10 East, Town of Washington, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 25 being marked by a P.K. Nail in the pavement of the Town Road; thence S 82° 14' 06" W 347.48 feet to a Railroad Spike in the pavement of a blacktopped driveway on the Northerly R/W line of State Trunk Hwy. 70 thence S 72° 38' 39" W 189.85 feet along said Northerly R/W line to an iron pipe on the Easterly shore of the Voyageur-Catfish Thoroughfare; thence S 72° 37' 43" W 293.20 feet along said Northerly R/W line to an iron pipe on the Westerly shore of the Voyageur-Catfish Throroughfare and the PLACE OF BEGINNING; thence continuing along said Northerly R/W line S 72° 01' 56" W 152.75 feet (S 73° 00' W 153.7 feet of record), S 70° 58' 00" W 155.45 feet (S 71° 38' W 155.45 feet of record) and S 69° 20' 00" W 192.75 feet (S 70° 00' W of record) to an iron pipe; thence leaving said T/W line N 8° 35' 09" E 402.74 feet (N 9° 15' E 402.74 feet of record) along the Westerly line of a 24 foot wide easement road to an iron pipe; thence N 2° 55' 50" W 121.98 feet (N 2° 18' W 121.9 feet of record) along the Westerly line of said 24 foot wide easement road to an iron pipe at the Northerly end of said easement road; thence continuing N 2° 55' 50" W 295.58 feet (N 2° 18' W 296.3 feet of record) to an iron pipe on the shore of said Voyageur-Catfish Thoroughfare; thence along said shore N 66° 12' 00" E 160.40 feet (N66° 52' E of record), N 51° 23' 42" E 220.92 feet, S 61° 46' 17" E 152.86 feet, S 13° 38' 12" E 145.65 feet, S 16° 35' 00" W 75.15 feet (S 17° 05' W of record) S 6° 51' 00" W 225.50 feet (S 7° 31' W of record) S 9° 11' 00" W 92.38 feet (S 9° 51' W of record) and S 1° 56' 14" E 251.17 feet (S 1° 13' E 251.55 feet of record) back to the Place of Beginning.

Including all lands lying between the meander line and the lateral lot lines extended to the water's edge.

Subject to said 24 foot wide easement road as described in Volume 319, Page 140, Vilas County records.

BOAT WORKS PARCEL:

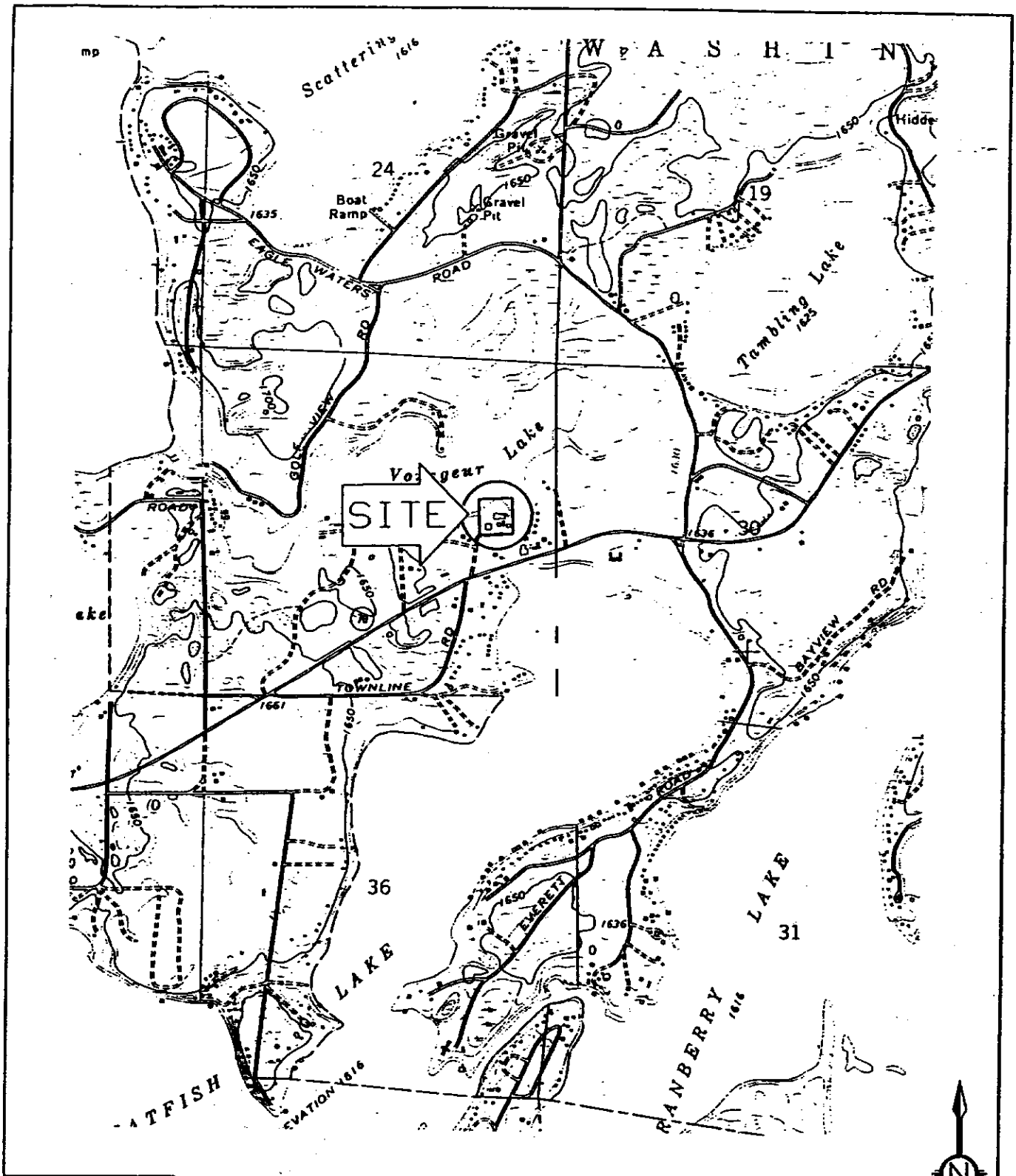
A parcel of land being a part of Lots 19, 20, 21 and possibly Lot 18 and the 10' wide alley, all of SMILE A WHILE PLAT and located in Gov't. Lot 2, Section 25, Township 40 North, Range 10 East, Town of Washington, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 25 being marked by a P.K. nail in the pavement of the Town Road; thence S 82° 14' 06" W 347.48 feet to a Railroad Spike in the pavement of a blacktopped driveway on the Northerly R/W line of State Trunk Hwy. 70 and the PLACE OF BEGINNING; thence S 72° 38' 39" W 189.85 feet along said Northerly R/W line to an iron pipe on the shore of the Voyageur-Catfish Throughfare; thence along said shore N 2° 56' 18" W 114.47 feet and N 11° 12' 00" E 160.00 feet to an iron pipe on a Line By Agreement; thence leaving said shore N 88° 09' 34" E 125.62 feet along said Line By Agreement to an iron pipe; thence S 2° 43' 40" E 89.41 feet along a Deeded Line By Agreement and Usage to an iron pipe; thence N 87° 12' 32" E 20.00 feet along a Deeded Line By Agreement and Usage to an iron pipe; thence S 2° 43' 40" E 130.49 feet along a Deeded Line By Agreement and Usage back to the Place of Beginning.

Including all lands lying between the meander line and the lateral lot lines extended to the water's edge.

Including an easement for ingress and egress over said existing blacktopped driveway over the Southwesterly corner of the adjoining parcel to the East as described in Volume 620, Page 91, Vilas County Records.

093411



COPIED FROM 7.5 SERIES (TOPOGRAPHIC) - U.S.G.S. QUADRANGLE

EAGLE RIVER-EAST - WISCONSIN

SE 1/4 OF NE 1/4 SEC 25 T40N R10E

DIAGRAM SCALE

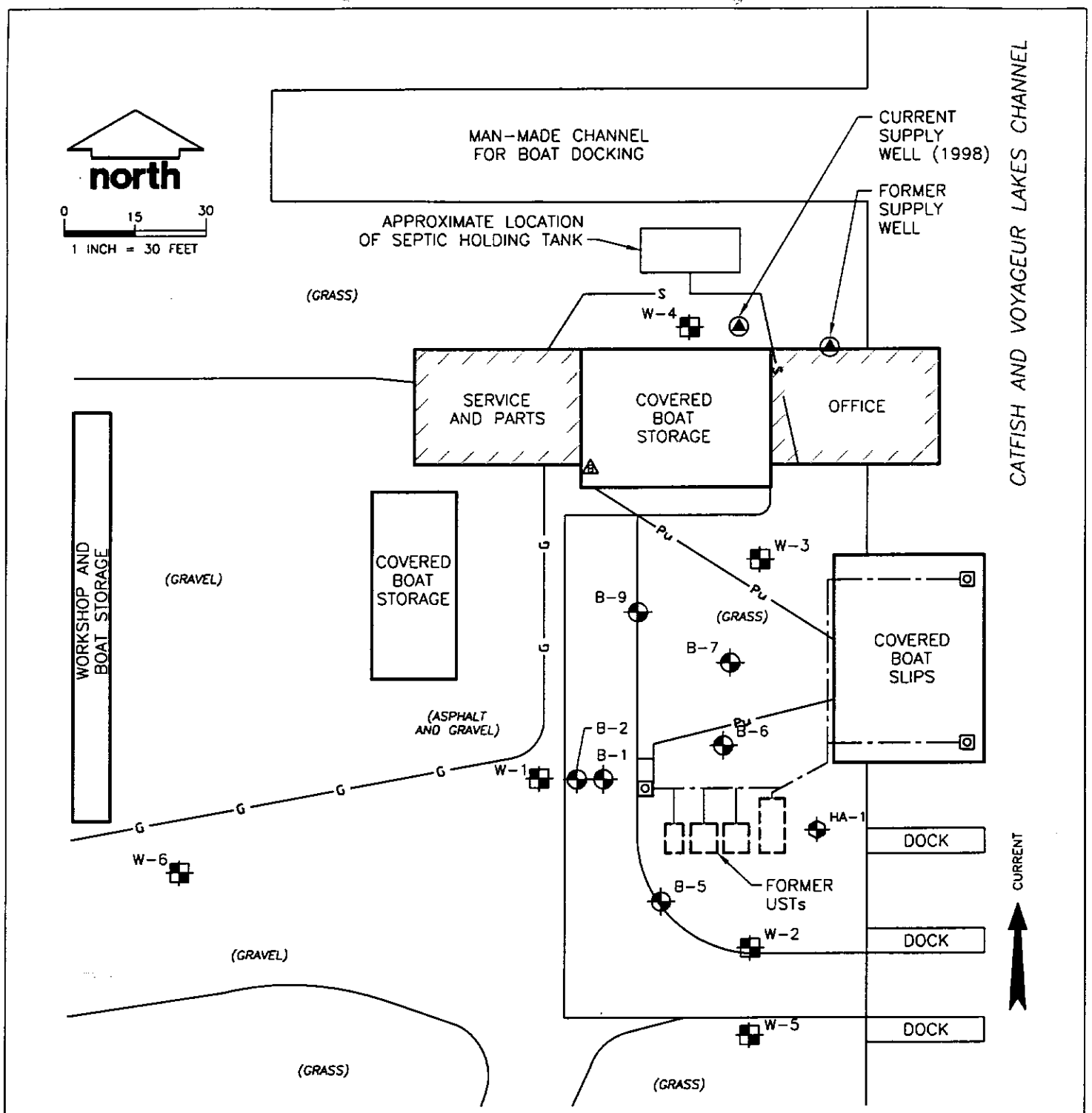
0 1000 2000

1-INCH = 2000-FEET

N

DRAKE ENVIRONMENTAL, INC.

BOAT SPORT REMEDIAL ACTION PLAN	PROJECT NO. B95050 PM JK TOPO COPIED DATE: 09/19/97 CHKD BY DATE APRVD BY DATE	VICINITY DIAGRAM	FIGURE 1



LEGEND

HA-1	HAND AUGER BORING LOCATION	G	NATURAL GAS LINE		SITE BENCHMARK
B-5	SOIL PROBE LOCATION	Pu	UNDERGROUND POWER LINE		FORMER FUEL DISPENSER
W-2	SOIL PROBE OR BORING AND MONITORING WELL LOCATION	S	UNDERGROUND SEPTIC PIPING		
			UST SYSTEM PIPING		

DRAKE ENVIRONMENTAL, INC.

BOAT S'PORT MONITORING PROGRAM	PROJECT NO: B95050 PM: DWF DRAWN BY: CCM DATE: 01/08/01 CHECKED BY: [illegible] DATE: 2-28-01 APPRVD BY: DATE: FILE: B95050-A1	SITE DIAGRAM	FIGURE 2

TABLE 2 (Page 1 of 7)
Analytical Results — Groundwater Samples
Boat S'Port Property
Eagle River, Wisconsin
(Only the detected VOCs are presented.)

Parameter	W-1 6-5-96	W-1 11-6-96	W-1 1-19-98	W-1 4-15-98	W-1 7-13-98	W-1 11-3-98	W-1 4-5-99	W-1 7-26-99	W-1 10-26-99	W-1 5-1-00	W-1 8-1-00	W-1 11-7-00	PAL	ES
GRO (ppb)	51.9	<50	<50	<50	<50	<50	**	<50	<100	NA	<100	<100	NS	NS
DRO (ppb)	317	802	538	423	403	475	**	370	NA	NA	NA	NA	NS	NS
PVOCs (ppb)														
Benzene	<0.5	<0.5	<0.5	<0.5	0.62	<0.5	**	<0.26	<0.32	<0.25	<0.39	0.45	0.5	5
Ethylbenzene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**	<0.24	<0.34	<0.12	<0.4	<0.4	140	700
MTBE	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**	0.43	0.48	0.61	<0.47	<0.47	12	60
Naphthalene	<0.03	<0.06	<0.1	NA	NA	NA	**	NA	NA	<0.68	NA	NA	8	40
Toluene	23.9	<1.0	<1.0	<1.0	<1.0	<1.0	**	<0.21	<0.35	<0.22	<0.37	<0.37	200	1,000
TMBs	<1.0	1.44	<1.0	<1.0	<1.0	<1.0	**	<0.86	<0.99	<0.50	<1.03	<1.03	96	480
Total xylenes	<2.0	<2.0	<2.0	1.36	3.67	<2.0	**	0.38	<1.0	<0.74	<1.4	<1.4	1,000	10,000
Lead (ppb)	1.22	<1.0	NA	NA	NA	NA	**	NA	NA	NA	NA	NA	1.5	15

ppb = parts per billion
PAL = Preventive Action Limit
ES = Enforcement Standard
NA = Not analyzed for this parameter.
MTBE = Methyl tert-butyl ether
TMB = Combined 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene concentrations.
** = Well was frozen and not sampled.
Note: Parameter concentrations that exceed their respective PALs are in **bold** type.
Parameter concentrations that exceed their respective ESs are in **bold** type and underlined.

TABLE 2 (Page 2 of 7)
Analytical Results — Groundwater Samples
Boat S'Port Property
Eagle River, Wisconsin
(Only the detected VOCs are presented.)

Parameter	W-2 6-5-96	W-2 11-6-96	W-2 1-19-98	W-2 4-15-98	W-2 7-13-98	W-2 11-3-98	W-2 4-5-99	W-2 7-26-99	W-2 10-26-99	W-2 5-1-00	W-2 8-1-00	W-2 11-7-00	PAL	ES
GRO (ppb)	67.9	<50	<50	<50	<50	<50	NA	NA	NA	NA	<100	<100	NS	NS
DRO (ppb)	268	383	<100	101	110	151	NA	NA	NA	NA	NA	NA	NS	NS
PVOCs (ppb)														
Benzene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	<0.25	<0.39	<0.39	0.5	5
Ethylbenzene	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	<0.12	<0.4	<0.4	140	700
MTBE	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	<0.53	<0.47	<0.47	12	60
Naphthalene	<0.03	<0.03	NA	NA	NA	NA	NA	NA	NA	<0.68	NA	NA	8	40
Toluene	34.1	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	<0.22	<0.37	<0.37	200	1,000
TMBs	<1.0	<1.0	<1.0	<1.0	1.05	<1.0	NA	NA	NA	<0.50	<1.03	<1.03	96	480
Total xylenes	<2.0	<2.0	<2.0	<2.0	<1.0	<2.0	NA	NA	NA	<0.74	<1.4	<1.4	1,000	10,000
Lead (ppb)	<1.0	<1.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.5	15

ppb = parts per billion
PAL = Preventive Action Limit
ES = Enforcement Standard
NA = Not analyzed for this parameter.
MTBE = Methyl tert-butyl ether
TMB = Combined 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene concentrations.
Note: Parameter concentrations that exceed their respective PALs are in **bold** type.
Parameter concentrations that exceed their respective ESs are in **bold** type and underlined.

TABLE 2 (Page 3 of 7)
Analytical Results — Groundwater Samples
Boat S'Port Property
Eagle River, Wisconsin
(Only the detected VOCs are presented.)

Parameter	W-3 6-5-96	W-3 11-6-96	W-3 1-19-98	W-3 4-15-98	W-3 7-13-98	W-3 11-3-98	W-3 4-5-99	W-3 7-26-99	W-3 10-26-99	W-3 5-1-00	W-3 8-1-00	W-3 11-7-00	PAL	ES
GRO (ppb)	13,200	2,550	1,540	2,210	626	326	700	160	120	NA	<100	370	NS	NS
DRO (ppb)	1,770	2,340	590	444	341	292	160	280	NA	NA	NA	NA	NS	NS
PVOCs (ppb)														
Benzene	**181**	**186**	**33.7**	**43.6**	**56.3**	**17.9**	**63**	**14**	**11**	**38**	**14**	**53**	0.5	5
Ethylbenzene	<1.0	155	40.5	50.7	16.5	7.02	14	3.5	2.8	5	1.5	5.6	140	700
MTBE	<50	<50	<5.0	<5.0	<1.0	<1.0	<0.31	0.47	<0.31	<0.53	<0.47	<0.47	12	60
Naphthalene	**41.8**	**28.5**	**17.1**	NA	NA	NA	**10**	**2.3**	**1.9**	**3**	**0.69**	**3.2**	8	40
Toluene	**503**	**205**	9.83	35.4	7.12	3.44	2.4	1.5	0.65	0.7	1.5	3	200	1,000
TMBs	**692**	**440.2**	**230.2**	**341.2**	82.2	48.83	102	17.3	14.6	23.7	8.6	41	96	480
Total xylenes	**2,266**	**1,211**	312	375	93.4	44.5	120	32	23	54	21	81	1,000	10,000
Lead (ppb)	<1.0	<1.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.5	15

ppb = parts per billion
PAL = Preventive Action Limit
ES = Enforcement Standard
NA = Not analyzed for this parameter.
MTBE = Methyl tert-butyl ether
TMB = Combined 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene concentrations.
Note: Parameter concentrations that exceed their respective PALs are in **bold** type.
Parameter concentrations that exceed their respective ESs are in **bold** type and underlined.

TABLE 2 (Page 4 of 7)
Analytical Results — Groundwater Samples
Boat S'Port Property
Eagle River, Wisconsin
(Only the detected VOCs are presented.)

Parameter	W-4 6-5-96	W-4 11-6-96	W-4 1-19-98	W-4 4-15-98	W-4 7-13-98	W-4 11-3-98	W-4 4-5-99	W-4 7-26-99	W-4 10-26-99	W-4 (Dup) 10-26-99	W-4 5-1-00	W-4 8-1-00	W-4 11-7-00	PAL	ES
GRO (ppb)	NA	91.1	682	688	199	235	<100	550	180	240	NA	250	250	NS	NS
DRO (ppb)	NA	265	284	277	324	292	<100	190	NA	NA	NA	NA	NA	NS	NS
PVOCs (ppb)															
Benzene	NA	7.5	29.7	31.5	19.5	14.7	7.2	18	13	16	<0.25	15	12	0.5	
Ethylbenzene	NA	<5.0	11.1	10.3	3.83	4.02	1.3	5.9	1.8	2.4	<0.12	4	2	140	700
MTBE	NA	<5.0	<1.0	<1.0	<1.0	<1.0	<0.31	<0.22	<0.31	<0.31	<0.53	<0.47	<0.47	12	60
Naphthalene	NA	0.648	NA	NA	NA	NA	NA	NA	NA	NA	<0.68	NA	NA	8	40
Toluene	NA	<5.0	<1.0	2.65	<1.0	<1.0	0.62	1.8	0.89	1.2	<0.22	1.3	1	200	1,000
TMBs	NA	9.9	**111.4**	73.7	25.51	45.17	9.4	90	25.1	35.6	<0.50	43	38.1	96	480
Total xylenes	NA	48.3	294.6	322	115.9	86.5	58	206	100	140	<0.74	140	100	1,000	10,000
Lead (ppb)	NA	<1.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1.5	15

ppb = parts per billion
PAL = Preventive Action Limit
ES = Enforcement Standard
NA = Not analyzed for this parameter.
MTBE = Methyl tert-butyl ether
TMB = Combined 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene concentrations.
Note: Parameter concentrations that exceed their respective PALs are in **bold** type.
Parameter concentrations that exceed their respective ESs are in **bold** type and underlined.

TABLE 2 (Page 5 of 7)
Analytical Results — Groundwater Samples
Boat S'Port Property
Eagle River, Wisconsin
(Only the detected VOCs are presented.)

Parameter	W-5 6-5-96	W-5 11-6-96	W-5 10-26-99	W-5 5-1-00	W-5 8-1-00	W-5 11-7-00	PAL	ES
GRO (ppb)	NA	<50	NA	NA	NA	NA	NS	NS
DRO (ppb)	NA	<100	NA	NA	NA	NA	NS	NS
PVOCs (ppb)								
Benzene	NA	<0.5	NA	NA	NA	NA	0.5	5
Ethylbenzene	NA	<1.0	NA	NA	NA	NA	140	700
MTBE	NA	<1.0	NA	NA	NA	NA	12	60
Naphthalene	NA	0.648	NA	NA	NA	NA	8	40
Toluene	NA	<1.0	NA	NA	NA	NA	200	1,000
TMBs	NA	<1.0	NA	NA	NA	NA	96	480
Total xylenes	NA	<2.0	NA	NA	NA	NA	1,000	10,000
Lead (ppb)	NA	<1.0	NA	NA	NA	NA	1.5	15

ppb = parts per billion
PAL = Preventive Action Limit
ES = Enforcement Standard
NA = Not analyzed for this parameter.
MTBE = Methyl tert-butyl ether
TMB = Combined 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene concentrations.
Note: Parameter concentrations that exceed their respective PALs are in **bold** type.
Parameter concentrations that exceed their respective ESs are in **bold** type and underlined.

TABLE 2 (Page 6 of 7)
Analytical Results — Groundwater Samples
Boat S'Port Property
Eagle River, Wisconsin
(Only the detected VOCs are presented.)

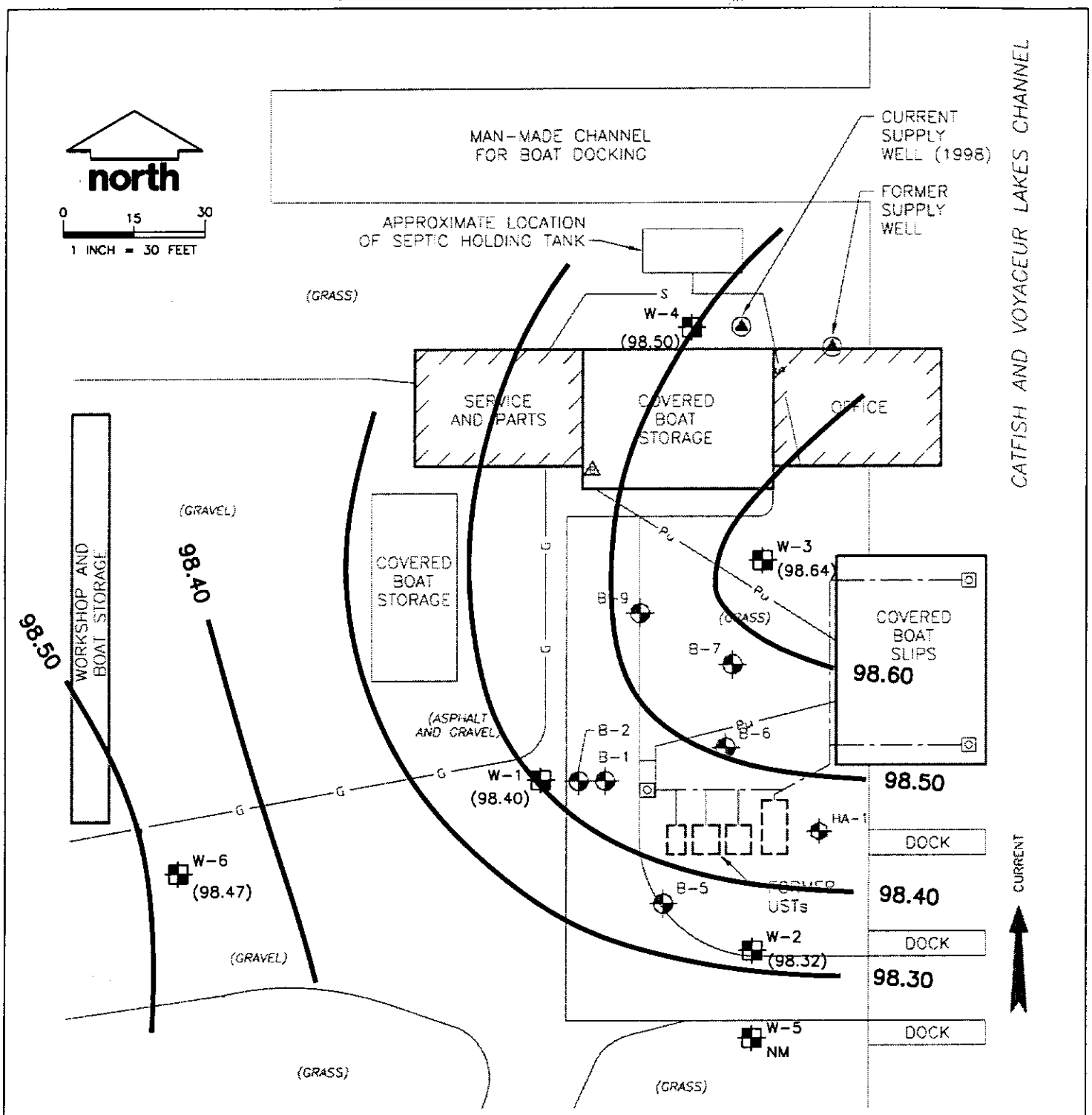
Parameter	W-6 6-5-96	W-6 11-6-96	W-6 4-5-99	W-6 7-26-99	W-6 10-26-99	W-6 5-1-00	W-6 8-1-00	W-6 11-7-00	PAL	ES
GRO (ppb)	NA	<50	<100	210	<100	NA	<100	<100	NS	NS
DRO (ppb)	NA	<100	NA	NA	NA	NA	NA	NA	NS	NS
PVOCs (ppb)										
Benzene	NA	2.79	3.6	5.2	2.8	1.2	9.3	3.7	0.5	5
Ethylbenzene	NA	<1.0	1.0	6.0	0.43	0.32	4.1	<0.4	140	700
MTBE	NA	<1.0	<0.31	<0.22	<0.31	<0.53	7.1	2.2	12	60
Naphthalene	NA	<0.03	NA	NA	NA	2.6	NA	NA	8	40
Toluene	NA	<1.0	<0.35	0.35	<0.35	<0.22	1.3	<0.37	200	1,000
TMBs	NA	<1.0	11.5	37.7	10	8.2	17	5.7	96	480
Total xylenes	NA	3.99	8.6	20.8	4.7	1.91	15	3.6	1,000	10,000
Lead (ppb)	NA	<1.0	NA	NA	NA	NA	NA	NA	1.5	15

ppb = parts per billion
PAL = Preventive Action Limit
ES = Enforcement Standard
NA = Not analyzed for this parameter.
MTBE = Methyl tert-butyl ether
TMB = Combined 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene concentrations.
Note: Parameter concentrations that exceed their respective PALs are in **bold** type.
Parameter concentrations that exceed their respective ESs are in **bold** type and underlined.

TABLE 2 (Page 7 of 7)
Analytical Results — Groundwater Samples
Boat S'Port Property
Eagle River, Wisconsin
(Only the detected VOCs are presented.)

Parameter	Former Supply Well 6-97	Current Supply Well 7-26-99	Current Supply Well 10-26-99	Current Supply Well 5-1-00	Current Supply Well 8-1-00	Current Supply Well 11-7-00	PAL	ES
GRO (ppb)	<50	<50	<100	NA	<100	<100	NS	NS
DRO (ppb)	<100	<100	NA	NA	NA	NA	NS	NS
PVOCs (ppb)								
Benzene	**1.01**	<0.26	0.36	**0.86**	**2.0**	**2.2**	0.5	5
Ethylbenzene	<1.0	<0.24	<0.34	<0.12	<0.4	<0.4	140	700
MTBE	<1.0	<0.22	<0.31	<0.53	<0.47	<0.47	12	60
Naphthalene	NA	<0.89	<0.88	<0.86	<0.53	<0.53	8	40
Toluene	<1.0	<0.21	<0.35	<0.22	<0.37	<0.37	200	1,000
TMBs	<1.0	<0.86	<0.99	<0.50	<1.03	<1.03	96	480
Total xylenes	<1.0	<0.97	<1.0	<0.74	<1.4	<1.4	1,000	10,000
Lead (ppb)	NA	NA	NA	NA	NA	NA	1.5	15

ppb = parts per billion
PAL = Preventive Action Limit
ES = Enforcement Standard
NA = Not analyzed for this parameter.
MTBE = Methyl tert-butyl ether
TMB = Combined 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene concentrations.
Note: Parameter concentrations that exceed their respective PALs are in **bold** type.
Parameter concentrations that exceed their respective ESs are in **bold** type and underlined.
Current water supply well constructed in 1998 in location designated by the DNR.



LEGEND

HA-1	HAND AUGER BORING LOCATION	G	NATURAL GAS LINE		SITE BENCHMARK
B-5	SOIL PROBE LOCATION	PU	UNDERGROUND POWER LINE		FORMER FUEL DISPENSER
W-2	SOIL PROBE OR BORING AND MONITORING WELL LOCATION	S	UNDERGROUND SEPTIC PIPING	(98.15)	GROUNDWATER ELEVATION
			UST SYSTEM PIPING	NM	NOT MEASURED

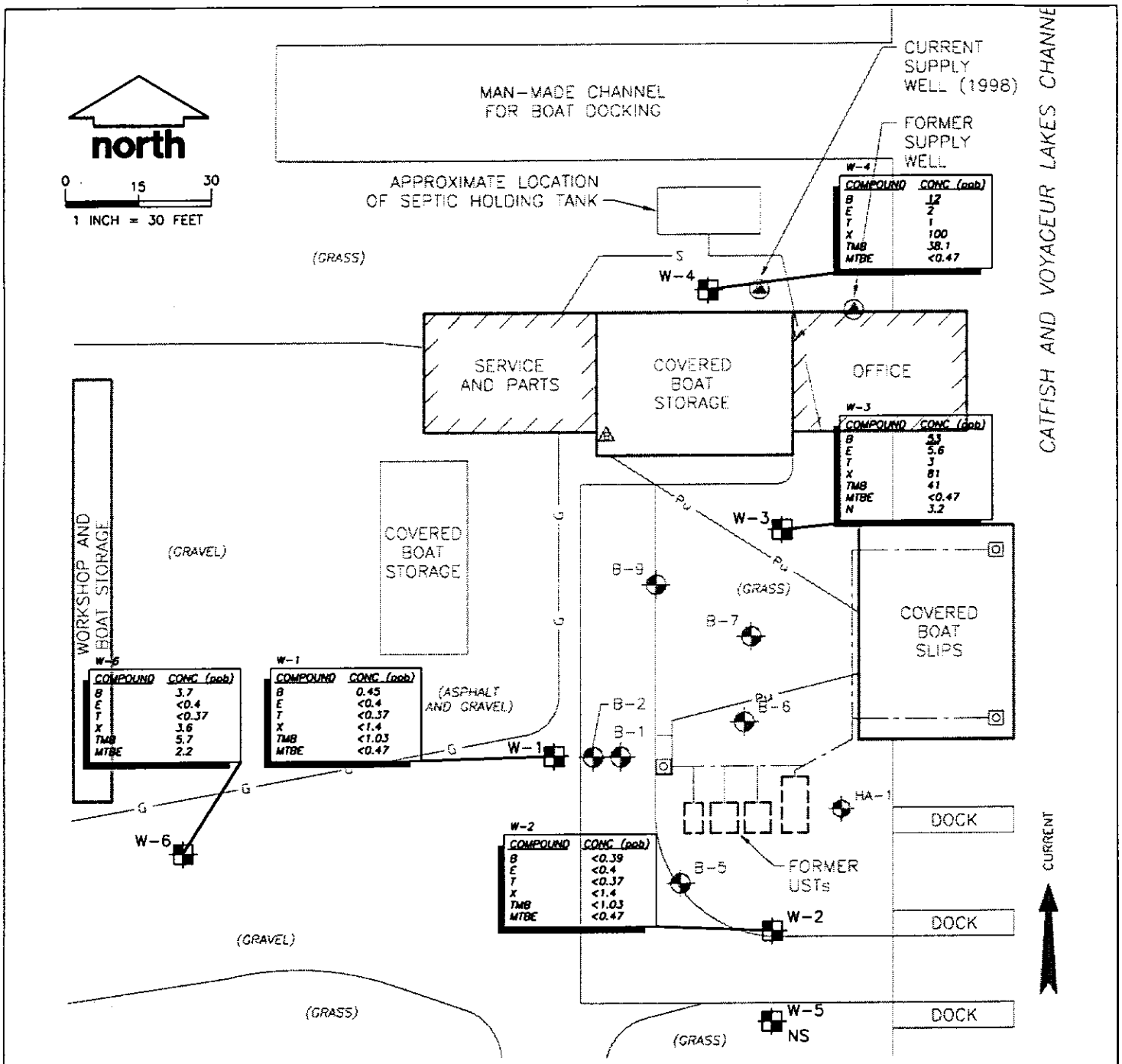
DRAKE ENVIRONMENTAL, INC.

BOAT S'PORT
MONITORING PROGRAM

PROJECT NO: B95050	PM: DWF
DRAWN BY: CCM	DATE: 01/08/01
CHECKED BY:	DATE:
APPRVD BY:	DATE:
FILE: B95050-A5	

GROUNDWATER ELEVATION DIAGRAM
NOVEMBER 7, 2000

FIGURE 6



LEGEND

W-2	SOIL PROBE OR BORING AND MONITORING WELL LOCATION	B	BENZENE	11	EXCEEDANCE OF ES
		E	ETHYLBENZENE	NA	NOT ANALYZED
		T	TOLUENE	ppb	PARTS PER BILLION
HA-1	HAND AUGER BORING LOCATION	X	XYLENES	G	NATURAL GAS LINE
B-5	SOIL PROBE LOCATION	MTBE	METHYL TERT-BUTYL ETHER	Pu	UNDERGROUND POWER LINE
	SITE BENCHMARK	TMB	TRIMETHYLBENZENE	S	UNDERGROUND SEPTIC PIPING
	FORMER FUEL DISPENSER	N	NAPHTHALENE		UST SYSTEM PIPING

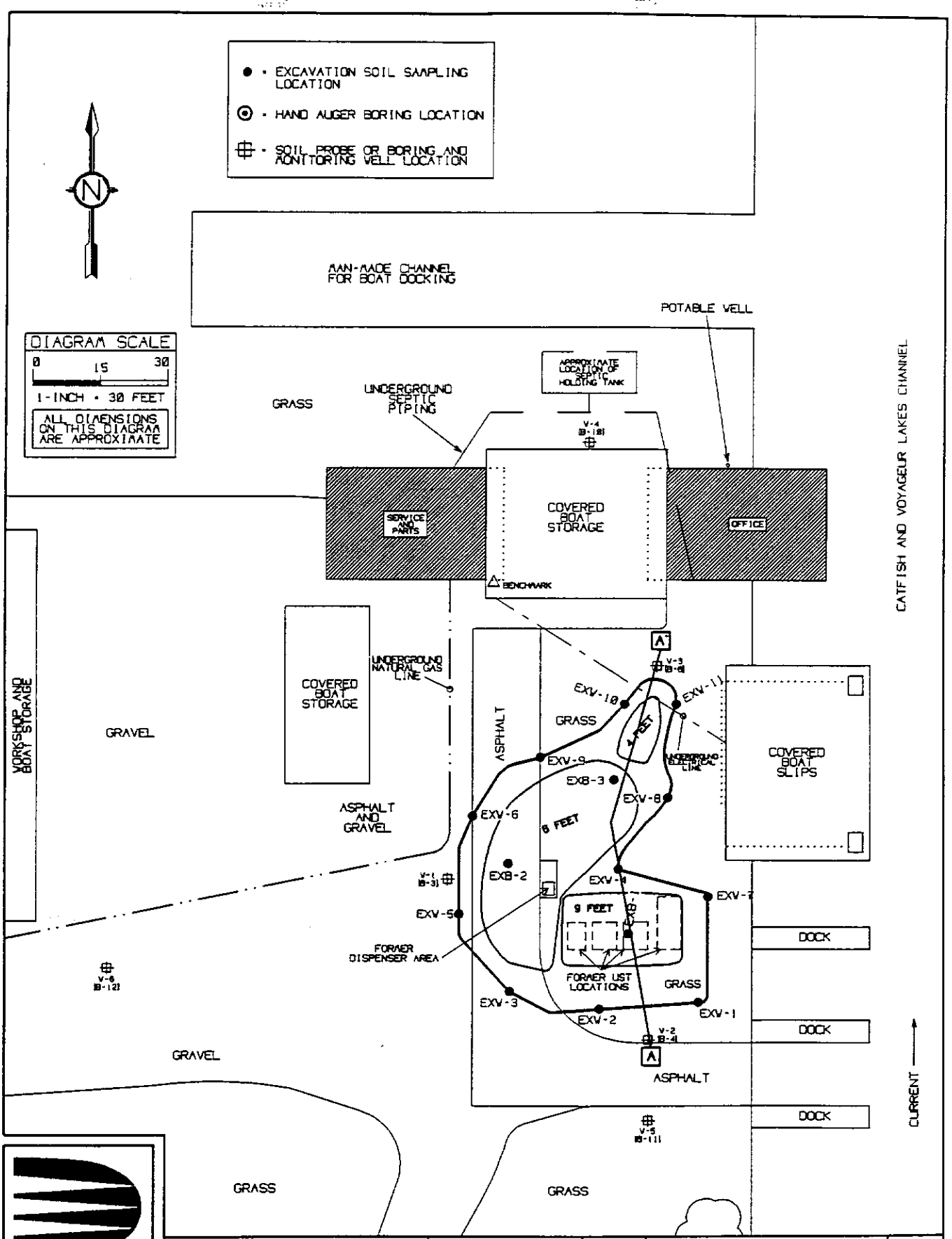
DRAKE ENVIRONMENTAL, INC.

BOAT S'PORT
MONITORING PROGRAM

PROJECT NO: B95050 PM: DWF
DRAWN BY: CCM DATE: 01/08/01
CHECKED BY: DWF DATE: 2-28-01
APPRVD BY: DATE:
FILE: B95050-A9

GROUNDWATER ANALYTICAL DIAGRAM
NOVEMBER 7, 2000

FIGURE 10



DRAKE ENVIRONMENTAL, INC.

BOAT S'PORT REMEDIATION	PROJECT NO. 895050 PM JK DRAWN BY JMM DATE: 11/12/96 REVISED RV DATE: 12/22/97 APPRVD BY DATE:	CROSS SECTION LOCATION DIAGRAM	FIGURE 4

FILE: 85050E

DRAKE ENVIRONMENTAL, INC.

SCALE

HORIZONTAL: 0 6 12 — 1-INCH = 12 FEET

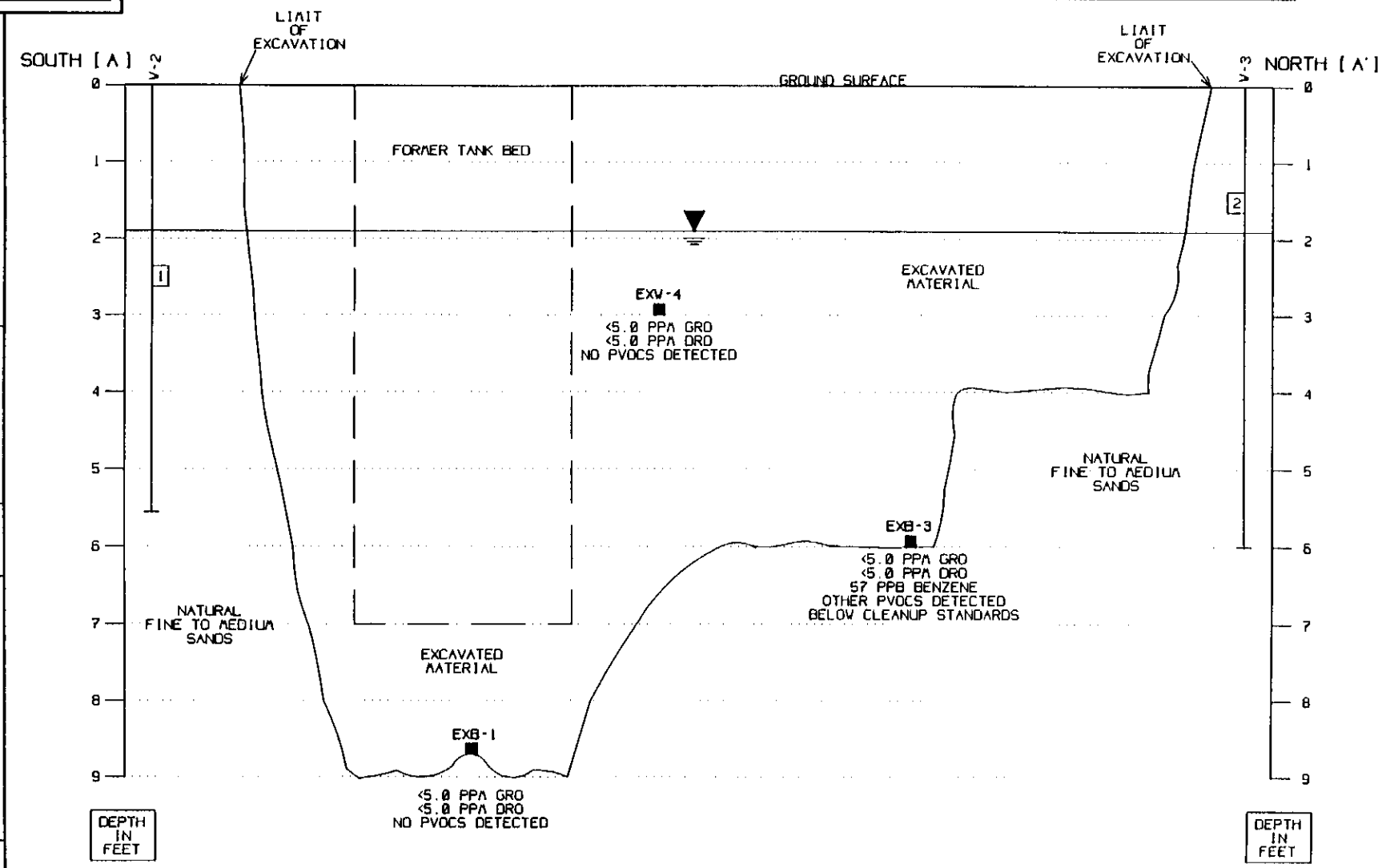
VERTICAL: 0 1 2 — 1-INCH = 2 FEET

[X] = PROBEHOLE, BORING/MONITORING MONITORING WELL LOCATION WITH PID READINGS

■ = EXCAVATION SOIL SAMPLE LOCATIONS WITH ANALYTICAL RESULTS

VERTICAL EXAGGERATION = 6X

▼ = APPROXIMATE GROUNDWATER LEVEL



BOAT S'PORT REMEDIATION

PROJECT NO. B95050		PM JK
DRAWN BY RV	DATE: 01/14/98	
CHKD BY	DATE	
APRVD BY	DATE	

CROSS SECTION A - A' DIAGRAM

FIGURE 5

FILE: B95050F

I. I. SKIPPER
Boat S'Port
3666 Hwy. 70 E
Eagle River, WI 54521
715-479-8000

January 2, 2002

Drake Environmental, Inc.
Mr. Richard W. Friesek
6980 N. Teutonia Avenue
Milwaukee, WI 53209-2536

Dear Mr. Friesek,

As you know, we are in the process of doing the paperwork to get the Boat S'Port and Boat Works properties listed on the GIS Registry. One of the requirements in the GIS Registry packet is to provide a statement indicating that the legal descriptions attached are complete and
accurate. Enclosed are copies of our most recent tax bill.

To the best of my knowledge, the legal descriptions are complete, accurate and correct.

Sincerely,

John A. Mors

cc John O'Brien
O'Brien, Anderson, Burgy, Garbowicz & Brown, LLP

TWN OF WASHINGTON

MORS-IPSEN REAL ESTATE
BILL # 26-00821

REAL ESTATE

STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2001 8 GL -3

MAIL 1ST/FULL PAYMENT TO:
TOWN OF WASHINGTON
3160 NINE MILE RD
EAGLE RIVER WI 54521
715-479-9361

PAY 2ND INSTALLMENT TO:
VILAS COUNTY TREASURER
330 COURT STREET (715) 479-3609
EAGLE RIVER WI 54521

Correspondence should refer to tax number.
See reverse side for Important Information

1349
COMPUTER# 026- 595

Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.
243,400	197,400	440,800	.835713	291,200	236,200	527,400

☐ A star in this box means unpaid prior year taxes.

Taxing Jurisdiction	2000 Est. State Aids Allocated Tax Dist.	2001 Est. State Aids Allocated Tax Dist.	2000 Net Tax	2001 Net Tax	%Tax Change
STATE OF WISCONSIN			97.08	105.49	8.7%
VILAS COUNTY	65,277	65,242	1083.90	1075.50	-.8%
TWN OF WASHINGTON	156,496	161,292	755.71	823.52	9.0%
NORTHLAND PINE	245,283	262,945	3140.85	3216.90	2.4%
NICOLET VTAE	69,616	358,219	719.58	696.63	-3.2%
Total	536,672	847,693	5797.12	5918.04	2.1%
Lottery & Gaming Credit			.00	.00	.0%
Net Property Tax			5797.12	5918.04	2.1%

Net Property Tax 5,918.04

School taxes reduced by school levy tax credit $609.35

BILL # 26-00821

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

876/279
S25 T40 R10 8.075
PRT GJVT LOT 8 ASSMT INC
CN 581

MORS-IPSEN REAL ESTATE
PARTNERSHIP
3666 HWY 70 E
EAGLE RIVER WI
54521

Net Assessed Value Rate
(Does NOT reflect lottery credit)
13.425693

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2002
▶ $ 5,918.04
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty. (See reverse)

Or Pay 1st Installment	And Pay 2nd Installment
$ 2,959.02 By: JANUARY 31, 2002	$ 2,959.02 By: JULY 31, 2002
Special Charge Paid	Special Tax Paid
Special Assessment Paid	Total Amount Paid
Property Tax Paid	Balance Due

Paid by Rec'd by Date

THIS IS A MEMORANDUM TAX BILL AND NOT A TAX RECEIPT

(1-0-2 -'8)
1/5659-X