

Checklist of Documents for GIS Registry Packet

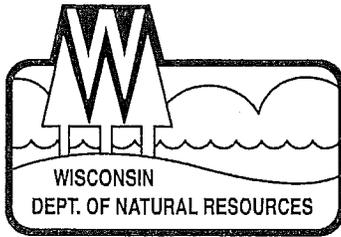
WI DNR, Bureau for Remediation and Redevelopment, PUB-RR-688

Complete
ST20
Mw

(Include with closure request – please assemble in this order. *This checklist applies to closure requests for sites with groundwater exceeding ch. NR 140 standards and/or soil contamination exceeding ch. NR 720 generic or site specific residual contaminant levels (RCLs).)*

- One-time fee of \$250.00 for groundwater, and/or
- \$200 for soil, for each case closed, for maintenance of the registry.
- Copies of the most recent deed including legal descriptions, for all properties within or partially within the contaminated site boundaries. (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.)
- A copy of the certified surveyed 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. lot2 of xyz subdivision))
- Parcel identification number for each property, if the county in which the property is located uses parcel identification numbers.
- Geographic position of all properties within or partially within the contaminated site boundaries. The coordinates need to be for a spot located at least 40 feet inside the property boundary. Refer to NR 716.15(2)(d)7, and (k). The coordinates must be in WTM91 projection. See the following WDNR website address for assistance: www.dnr.state.wi.us/org/at/et/geo/gwur/index.htm.
- A location map which outlines all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit the easy location of all parcels. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200 feet of the site. (If only one parcel, combine with next item.)
- A map of all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also 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 ch. NR 140 enforcement standards, and/or in relation to the boundaries of soil contamination exceeding generic or site-specific residual contaminant levels as determined under s.. NR 720.09, 720.11 and 720.19.
- A table of the most recent analytical results, with sample collection dates: from all monitoring wells, and any potable wells for which samples have been collected for groundwater, and/or showing results for all contaminants found in pre-remedial sampling and in the most recent soil sampling event, for soils (without shading/crosshatching).
- An isoconcentration map, if required as part of the site investigation (SI), of the contaminated properties within the site boundaries. The map should include the areal extent of groundwater contamination exceeding PALs and ESs, groundwater flow directions based on the most recent data, and sample collection dates. If an isoconcentration map was not required as part of the SI, substitute a map showing the horizontal extent of contamination, based on the most recent data.
- A table of the previous 4 water level elevation measurements from all monitoring wells, at a minimum, with the date measurements were made, is to be included. If present, free product is to be noted on the table. In addition, a groundwater flow direction map, representative of groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, 2 groundwater flow maps showing the maximum variation in flow direction are to be submitted
- For sites closing with residual soil contamination, include a map showing the location of all soil samples and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds generic or site specific residual contaminant levels.
- A geologic cross section, if required as part of the SI, showing vertical extent and location of residual soil contamination exceeding generic or site specific RCLs and residual groundwater contamination, source extent and location; isoconcentrations for all groundwater contaminants that exceed PALs that remain when closure is requested; water table and piezometric elevations, and the location and elevation of geologic units, bedrock, and confining units, if any.
- A statement signed by the responsible party, which states that he or she believes that the legal descriptions attached to the statement are complete and accurate. (The point here is that the legal descriptions are describing the correct (i.e. contaminated) properties.)
- A copy of the letters sent by the RP to all owners of properties with groundwater exceeding ESs (including the current source-property owner, if the RP is not the current source-property owner.) (Off source properties are listed separately with a link to the source property.)
- A copy of all written notifications provided (to City/village/municipality/state agency or other responsible for maintenance) of a public street or highway or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding groundwater ESs and/or soil exceeding generic or site specific RCLs.

→ Andy Boettcher (for GIS)



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional
Director

Plymouth Service Center
1155 Pilgrim Rd.
P.O. Box 408
Plymouth, Wisconsin 53073-0408
Telephone 920-892-8756
FAX 920-892-6638

October 18, 2007

Michael Speas
Harbor Square, LLC
128 South Washington St.
Port Washington, WI 53074

Subject: Final Case Closure with Land Use Conditions, file reference BRRTS #0246213926

FILE #246151400

Dear Mr. Speas:

This case came up in a file audit as having not been given final closure for some time. On November 10, 2003, I granted conditional closure for this case. At that time I asked for additional documentation including a document related to the deed, clarification as to the name of the actual property owner and some other details regarding the deed. To date, we have not received any of this information, so I am closing the case using this letter instead, which will be entered into the WDNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which you the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the pavement, building foundation and/or soil cover that currently exists in the location shown on the attached map shall be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment

or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

Vapor Migration

In addition, depending on site-specific conditions, construction over contaminated materials may result in vapor migration into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

GIS Registry

Your site will be listed on the WDNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://www.dnr.state.wi.us/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

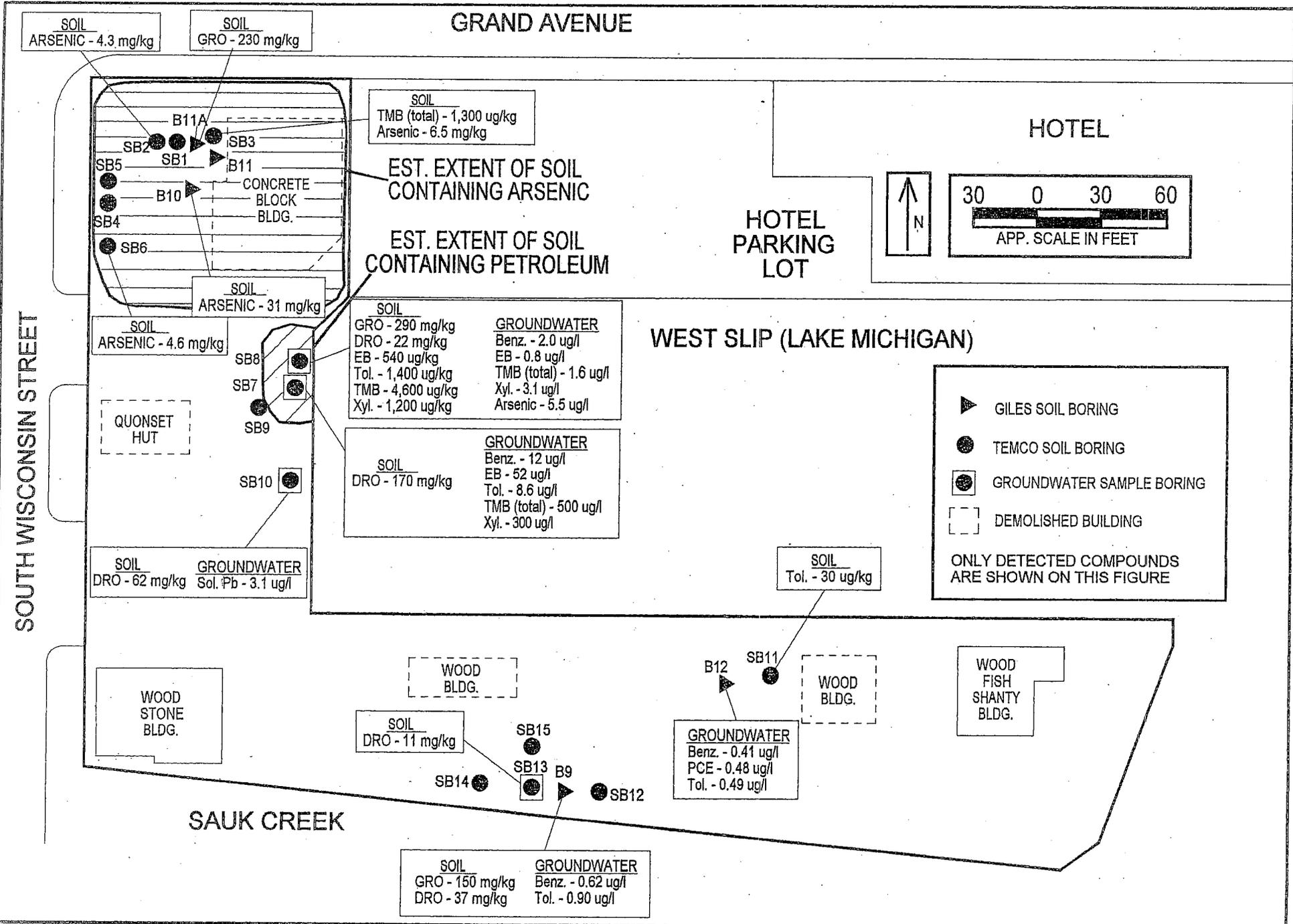
The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact John Feeney at 920-892-8756 extension 3023.

Sincerely,



Frances M. Koonce
Southeast Remediation & Redevelopment Team Supervisor

cc: SER File



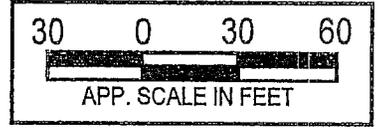
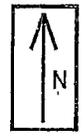
SOIL
ARSENIC - 4.3 mg/kg

SOIL
GRO - 230 mg/kg

GRAND AVENUE

HOTEL

HOTEL
PARKING
LOT



SOIL
TMB (total) - 1,300 ug/kg
Arsenic - 6.5 mg/kg

EST. EXTENT OF SOIL
CONTAINING ARSENIC

EST. EXTENT OF SOIL
CONTAINING PETROLEUM

SOIL
ARSENIC - 31 mg/kg

SOIL
ARSENIC - 4.6 mg/kg

SOIL
GRO - 290 mg/kg
DRO - 22 mg/kg
EB - 540 ug/kg
Tol. - 1,400 ug/kg
TMB - 4,600 ug/kg
Xyl. - 1,200 ug/kg

GROUNDWATER
Benz. - 2.0 ug/l
EB - 0.8 ug/l
TMB (total) - 1.6 ug/l
Xyl. - 3.1 ug/l
Arsenic - 5.5 ug/l

WEST SLIP (LAKE MICHIGAN)

QUONSET
HUT

SOIL
DRO - 170 mg/kg

GROUNDWATER
Benz. - 12 ug/l
EB - 52 ug/l
Tol. - 8.6 ug/l
TMB (total) - 500 ug/l
Xyl. - 300 ug/l

GILES SOIL BORING
 TEMCO SOIL BORING
 GROUNDWATER SAMPLE BORING
 DEMOLISHED BUILDING
 ONLY DETECTED COMPOUNDS
 ARE SHOWN ON THIS FIGURE

SOIL
DRO - 62 mg/kg

GROUNDWATER
Sol. Pb - 3.1 ug/l

SOIL
Tol. - 30 ug/kg

WOOD
STONE
BLDG.

WOOD
BLDG.

WOOD
BLDG.

WOOD
FISH
SHANTY
BLDG.

SOIL
DRO - 11 mg/kg

GROUNDWATER
Benz. - 0.41 ug/l
PCE - 0.48 ug/l
Tol. - 0.49 ug/l

SAUK CREEK

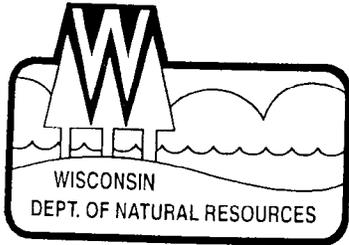
SOIL
GRO - 150 mg/kg
DRO - 37 mg/kg

GROUNDWATER
Benz. - 0.62 ug/l
Tol. - 0.90 ug/l

SOIL / GROUNDWATER QUALITY
AND EXTENT OF CONTAMINANTS

WEST BOAT SLIP PROPERTY
109 E. GRAND AVE. & 128 S. WISCONSIN ST.
PORT WASHINGTON, WI

MORaine ENVIRONMENTAL, INC
4-9-99 FIGURE 3



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Plymouth Service Center
1155 Pilgrim Rd.
P.O. Box 408
Plymouth, Wisconsin 53073-0408
Telephone 920-892-8756
FAX 920-892-6638

November 10, 2003

Michael Speas
Harbor Square, LLC
128 South Wisconsin Street
Port Washington, WI 53074

Dear Mr. Speas:

Subject: Conditional case closure, West Boat Slip Property, 109 East Grand Avenue and 128 South Wisconsin Street, Port Washington, file reference FID #246151400, BRRTS #0246213926

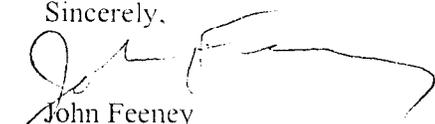
Your case meets the requirements of NR 726, Wis. Adm. Code and will be closed when the deed restriction has been recorded. I sent your draft deed restriction for approval to our program attorney, Judy Ohm, telephone 608-266-9972. She had the following comments on your draft:

1. Exhibit A from the warranty deed should be attached to the deed restriction as Exhibit A to the deed restriction (the legal description). The legal description that was typed onto the deed restriction is not complete.
 2. The owner of the property is not clear. According to the deed restriction, the owner is "Timber Creek Development Co." According to the warranty deed, the owner is "Michael W. Speas and Mark A. Speas." The owner according to the certified survey map is "Mike-John Investments, LLC." This must be clarified in writing, and the proper owner must appear on the deed restriction.
 3. There is a reference to "EXHIBIT 1 and EXHIBIT 2" in the second WHEREAS clause of the deed restriction, but none of the attached documents are marked as EXHIBIT 1 or EXHIBIT 2.
 4. After the NOW THEREFORE clause, either Option A or B for Paragraph 1 for Option 3 must be inserted (see model deed restriction).
- Make sure that the deed document has a diagram of the cap etc., and it should have a statement regarding regular inspections and maintenance of the cap.

Please make the modifications then record it, and then I will close the case after you send me a copy of the notarized recorded deed document and the monitoring well abandonment forms.

I'm sorry for the delay in processing your case. If you have any questions about this letter, please call me at 920-892-8756, extension 3023.

Sincerely,



John Feeney

Wisconsin Department of Natural Resources

Cc: Moraine Environmental, SER File

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

RECORDED

DOCUMENT NO.

1998 SEP 29 PM 3:30

This Deed, made between _____

Dockside Properties, Inc. _____, Grantor,
and _____

Michael W. Speas and Mark A. Speas _____, Grantee.

Witnesseth, That the said Grantor, for a valuable consideration One Dollar
(\$1.00) and other good and valuable consideration
conveys to Grantee the following described real estate in Ozaukee

County, State of Wisconsin:
See legal description on Exhibit "A" attached hereto
and incorporated by reference herein.

Ronald M. Voigt
REGISTER OF DEEDS
OZAUKEE COUNTY, WI

1950.00 C

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Michael Speas \$1278A
128 S. Wisconsin St.
Port Washington, WI 53074

- 16-113-16-01.000
- PARCEL IDENTIFICATION NUMBER
- 16-113-15-10.000 *
- 16-113-15-13.000
- 16-113-15-16.000
- 16-113-15-17.000
- 16-098-31-05.002 *
- (formerly 16-098-31-05.001
and 16-098-30-05.000)

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

Together with all and singular the hereditaments and appurtenances thereunto belonging:
And Dockside Properties, Inc.

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, all special assessments, and any access and/or will warrant and defend the same or pedestrian easements affecting the property,

Dated this 19th day of August, 1998

by: Daniel H. Smith (SEAL)
 • Daniel H. Smith, President
Lloyd Smith (SEAL)
 • Lloyd Smith, Vice-President

Lincoln Smith (SEAL)
 • Lincoln Smith, Secretary

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

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

THIS INSTRUMENT WAS DRAFTED BY
Attorney Eric E. Eberhardt
State Bar No. 1003917

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

ACKNOWLEDGMENT

State of Wisconsin,

Ozaukee County, 19th day of

Personally came before me this August, 1998, the above named
Daniel H. Smith, Lloyd Smith and Lincoln Smith, as officers, and as the act and deed, of Dockside Properties, Inc.

to me known to be the person(s) _____ and the foregoing instrument and acknowledge the same.

• Eric E. Eberhardt
Notary Public, Ozaukee County, Wis.
My commission is permanent, not, state expiration date: _____

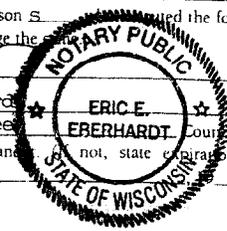


Exhibit "A"

Part of the Southeast One-quarter (SE 1/4) of Section Twenty-eight (28), Township Eleven (11) North, Range Twenty-two (22) East, City of Port Washington, Ozaukee County, Wisconsin being a part of the Original Plat of the City of Port Washington AND a part of the South Addition to the City of Port Washington which is bounded and described as follows:

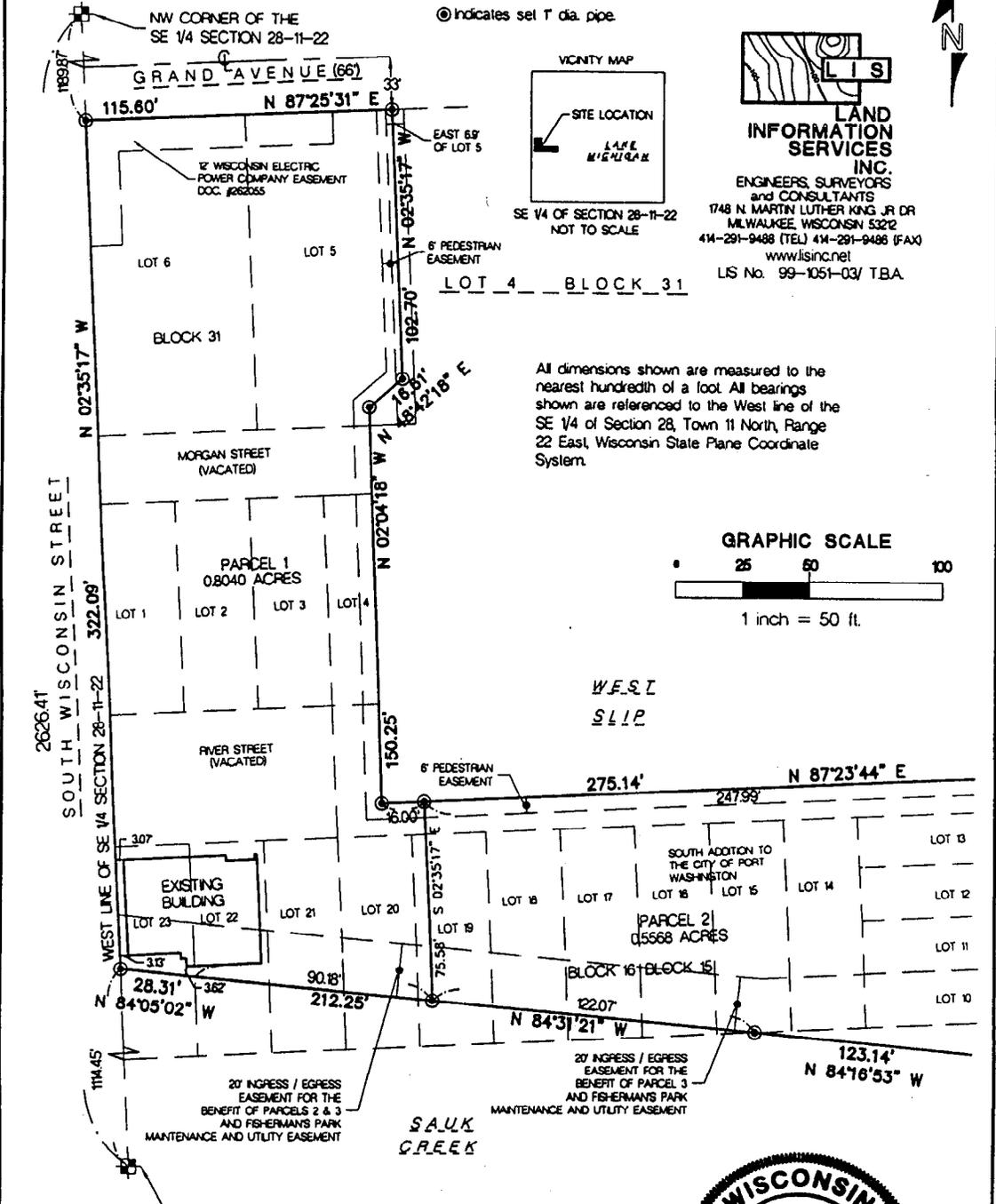
Commencing at the Northwest corner of said Southeast One-quarter (SE 1/4) of Section Twenty-eight (28), Township Eleven (11) North, Range Twenty-two (22) East; thence South $02^{\circ} 35' 17''$ East along the West line of said One-quarter (1/4) Section 1189.87 feet to a point on the South right-of-way line of East Grand Avenue and the Northwest corner of Block Thirty-one (31) in the Original Plat of Port Washington and the point of beginning of the land to be described; thence North $87^{\circ} 25' 31''$ East along said South line and the North line of Block Thirty-one (31) in the Original Plat of Port Washington 115.60 feet; thence South $02^{\circ} 35' 17''$ East 102.70 feet to a point on an existing dock wall as now layed out; thence South $48^{\circ} 42' 18''$ West along said dock wall 16.61 feet; thence South $02^{\circ} 04' 18''$ East along said dock wall 150.25 feet; thence North $87^{\circ} 23' 44''$ East along said dock wall 275.13 feet; thence North $85^{\circ} 18' 54''$ East along said dock wall 49.61 feet to a point; thence South $02^{\circ} 35' 17''$ East 105.03 feet; thence South $89^{\circ} 24' 48''$ West 7.09 feet; thence North $85^{\circ} 18' 57''$ West 59.39 feet; thence South $02^{\circ} 35' 17''$ East 15.12 feet; thence North $84^{\circ} 16' 53''$ West 123.14 feet; thence North $84^{\circ} 31' 21''$ West 212.25 feet; thence North $84^{\circ} 05' 02''$ West 28.31 feet to a point on the West line of the Southeast One-quarter (SE 1/4) of Section Twenty-eight (28), Township Eleven (11) North, Range Twenty-two (22) East and the East right-of-way of South Wisconsin Street; thence North $02^{\circ} 35' 17''$ West along said One-quarter (1/4) Section line 322.09 feet to the point of beginning.

Tax Key Nos. 16-098-31-05.002 (formerly 16-098-31-05.001 &
16-098-30-05.000)

16-113-16-01.000
16-113-15-10.000
16-113-15-13.000
16-113-15-16.000
16-113-15-17.000

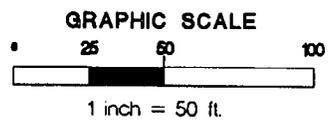
CERTIFIED SURVEY MAP No.

Being a division of Block 31 in the Original Plat of Port Washington, Block 16 in the South Addition to the City of Port Washington, Block 15 in the South Addition to the City of Port Washington, vacated River Street and vacated Franklin Street, all part of the Southeast 1/4 of Section 28, Township 11 North, Range 22 East in the City of Port Washington, Ozaukee County, Wisconsin.



LAND INFORMATION SERVICES INC. ENGINEERS, SURVEYORS and CONSULTANTS 1748 N. MARTIN LUTHER KING JR DR MILWAUKEE, WISCONSIN 53212 414-291-9488 (TEL) 414-291-9488 (FAX) www.lisinc.net LIS No. 99-1051-03/ T.B.A.

All dimensions shown are measured to the nearest hundredth of a foot. All bearings shown are referenced to the West line of the SE 1/4 of Section 28, Town 11 North, Range 22 East, Wisconsin State Plane Coordinate System.



W.F.S.T. S.L.P.



CERTIFIED SURVEY MAP No. _____

Being a division of Block 31 in the Original Plat of Port Washington, Block 16 in the South Addition to the City of Port Washington, Block 15 in the South Addition to the City of Port Washington, vacated River Street and vacated Franklin Street, all part of the Southeast 1/4 of Section 28, Township 11 North, Range 22 East in the City of Port Washington, Ozaukee County, Wisconsin.

⊙ Indicates set 1" dia. pipe.

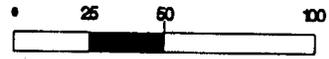
All dimensions shown are measured to the nearest hundredth of a foot. All bearings shown are referenced to the West line of the SE 1/4 of Section 28, Town 11 North, Range 22 East, Wisconsin State Plane Coordinate System.



LAND INFORMATION SERVICES INC.

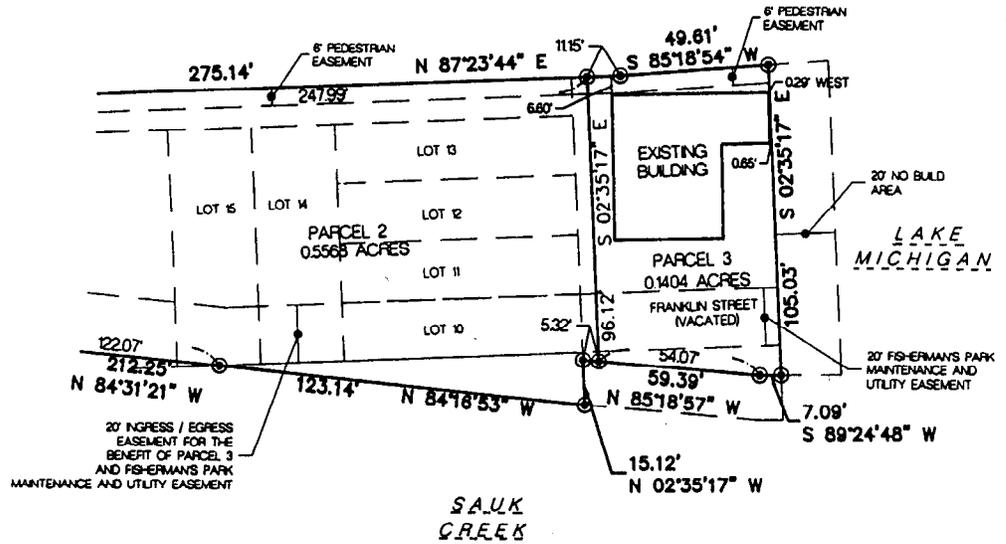
ENGINEERS, SURVEYORS and CONSULTANTS
1748 N. MARTIN LUTHER KING JR DR
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414-291-9488 (TEL) 414-291-9488 (FAX)
www.lisinc.net
LIS No. 99-1051-0V T.B.A.

GRAPHIC SCALE



1 inch = 50 ft.

WEST SLIP



06-25-99

CERTIFIED SURVEY MAP No. _____

Being a division of Block 31 in the Original Plat of Port Washington, Block 16 in the South Addition to the City of Port Washington, Block 15 in the South Addition to the City of Port Washington, vacated River Street and vacated Franklin Street, all part of the Southeast 1/4 of Section 28, Township 11 North, Range 22 East in the City of Port Washington, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) : SS

I, MARK L. WERTZ, Registered Land Surveyor, hereby certify: That I have surveyed, divided, and mapped a part of the Southeast One-Quarter (se 1/4) of Section twenty-eight (28), Township eleven (11) North, Range twenty-two (22) East, city of Port Washington, Ozaukee County, Wisconsin being a part of the original plat of the City of Port Washington and a part of the South addition to the city of port washington, which is bounded and described as follows:

Commencing at the Northwest corner of said Southeast One-Quarter (SE 1/4) of Section twenty-eight (28), township eleven (11) north, range twenty-two (22) east; thence south 02'35'17" east along the West line of said One-Quarter (1/4) section 1189.87 feet to a point on the South right-of-way line of East Grand Avenue and the Northwest corner of block thirty-one (31) in the original plat of Port Washington and the point of beginning of the land to be described; thence North 87'25'31" East along said South line and the North line of Block thirty-one (31) in the original plat of Port Washington 115.60 feet; thence South 02'35'17" East 102.70 feet to a point on an existing dock wall as now layed out; thence South 48'42'18" West along said dock wall 16.61 feet; thence South 02'04'18" East along said dock wall 150.25 feet; thence North 87'23'44" East along said dock wall 275.13 feet thence North 85'18'54" East along said dock wall 49.61 feet to a point; thence South 02'35'17" East 105.03 feet; thence South 89'24'48" West 7.09 feet; thence North 85'18'57" West 59.39 feet; thence South 02'35'17" East 15.12 feet; thence North 84'16'53" West 123.14 feet; thence North 84'31'21" West 212.25 feet; thence North 84'05'02" West 28.31 feet to a point on the West line of the Sotheast One-Quarter (SE 1/4) of Section twenty-eight (28), Township eleven (11) North, Range twenty-two (22) East and the East right-of-way of South Wisconsin Street; thence North 02'35'17" West along said one-quarter (1/4) section line 322.09 feet to the point of beginning.

Said Lands Containing: 65415.38 sq. ft. 1.502 acres

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have made this survey, land division, and map by the direction of Mike-John Investments, LLC.

Dated this 25 day of June, 1999.



Signature of Mark L. Wertz
MARK L. WERTZ
Registered Land Surveyor, S-1915

PLAN COMMISSION APPROVAL

This Certified Survey Map is approved by the City of Port Washington Plan Commission as presented on

Dated this 17th day of June, 1999.

Signature of Chairperson
Chairperson

Signature of Secretary
Secretary

COMMON COUNCIL APPROVAL

This Certified Survey Map is approved by the Common Council of the City of Port Washington as presented on

Dated this 7th day of July, 1999.

Signature of Mayor
Mayor

Signature of Administrator
Administrator

CERTIFIED SURVEY MAP No. _____

Being a division of Block 31 in the Original Plat of Port Washington, Block 16 in the South Addition to the City of Port Washington, Block 15 in the South Addition to the City of Port Washington, vacated River Street and vacated Franklin Street, all part of the Southeast 1/4 of Section 28, Township 11 North, Range 22 East in the City of Port Washington, Ozaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY) :SS

Mike-John Investments, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN witness whereof, the said, Mike-John Investments, LLC, has caused these presents to be signed by Michael G Ansay, its managing partner, at Port Washington, Wisconsin, this 7th day of July, 1999.

IN THE PRESENCE OF:

[Signature]
Witness

[Signature]
Michael G Ansay

STATE OF WISCONSIN)
OZAUKEE COUNTY) :SS

Personally came before me this 7th day of July, 1999, MICHAEL G ANSAY, Managing Partner of the above named corporation, to me known to be such managing partner of the corporation, and acknowledged that he has executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

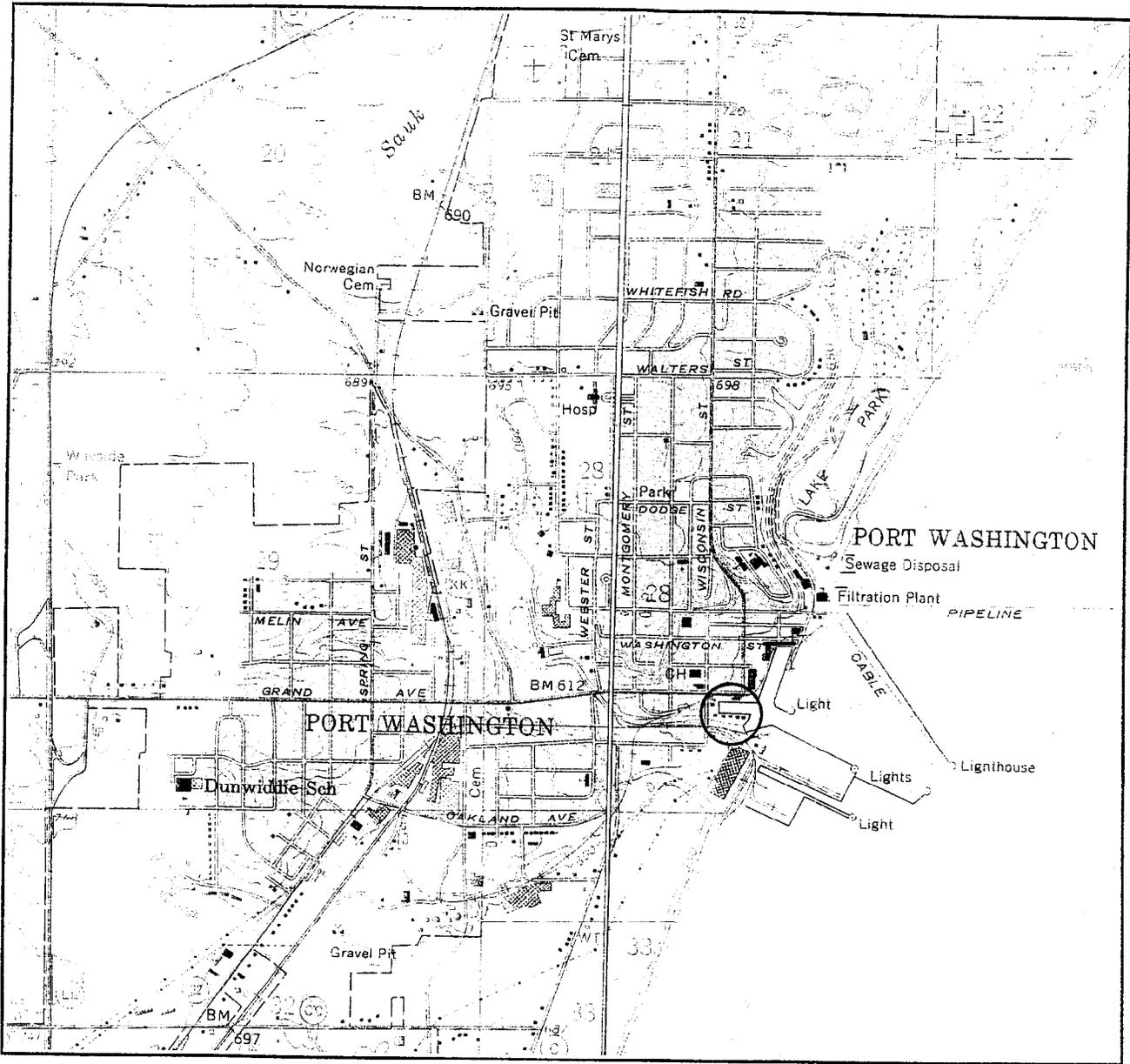
[Signature]
Notary Public, State of Wisconsin
My Commission Expires 1/17/01
My Commission is Permanent.

RECORDED

1999 JUL -8 PM 2:00

[Signature]
REGISTER OF DEEDS
OZAUKEE COUNTY, WI





○ — SITE LOCATION

SCALE 1:24,000

Site Location Map			
Project Name	West Boat Slip Property		
	109 E. Grand Ave. and 128 S. Wisconsin St.		
	Port Washington, Wisconsin		
Project Number	1601	Drawing Company	Moraine Environmental, Inc.
Scale	1:24,000	Date	4-9-99
		Figure	Figure 1

FIGURE 1
AREA/SITE MAP

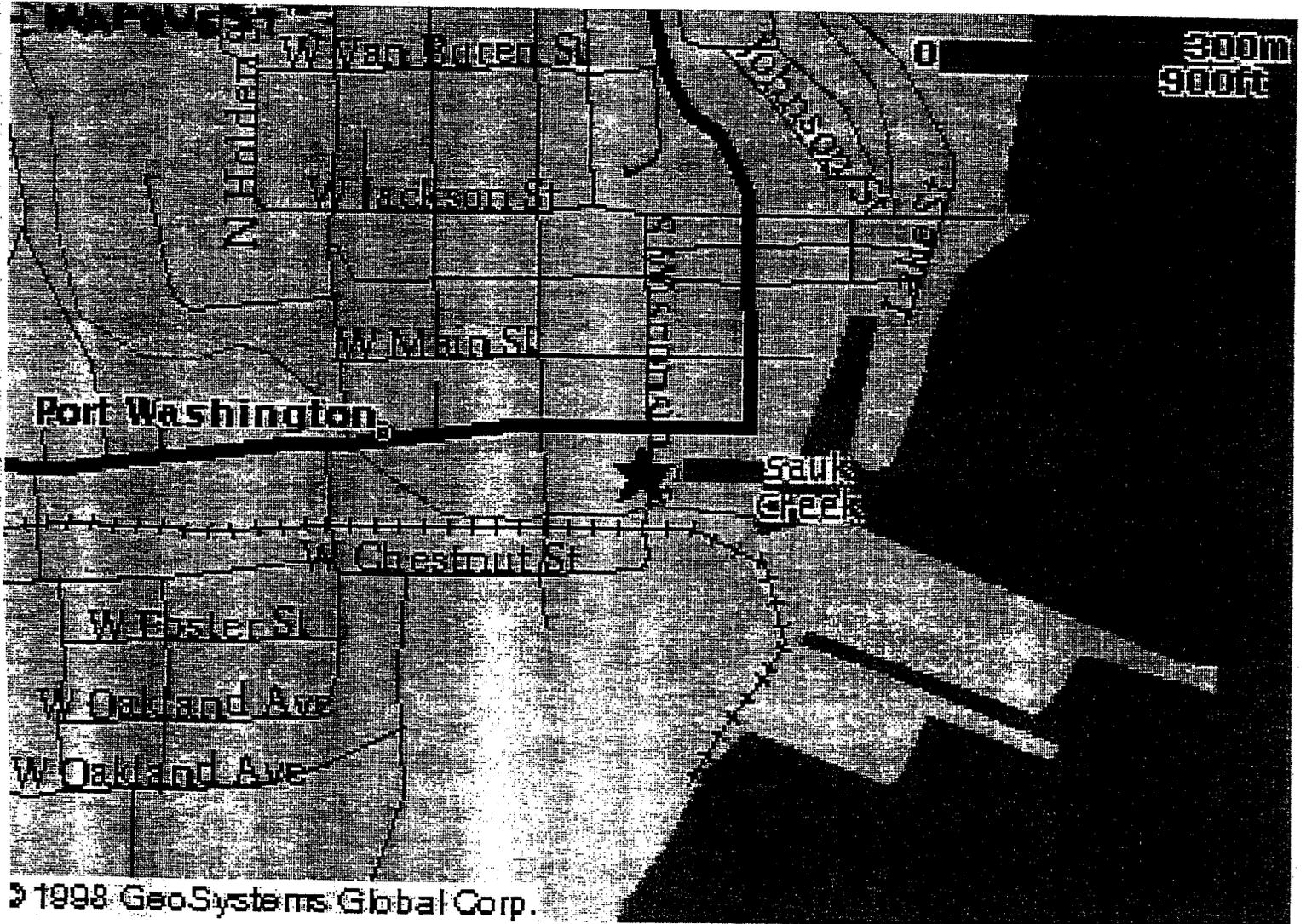
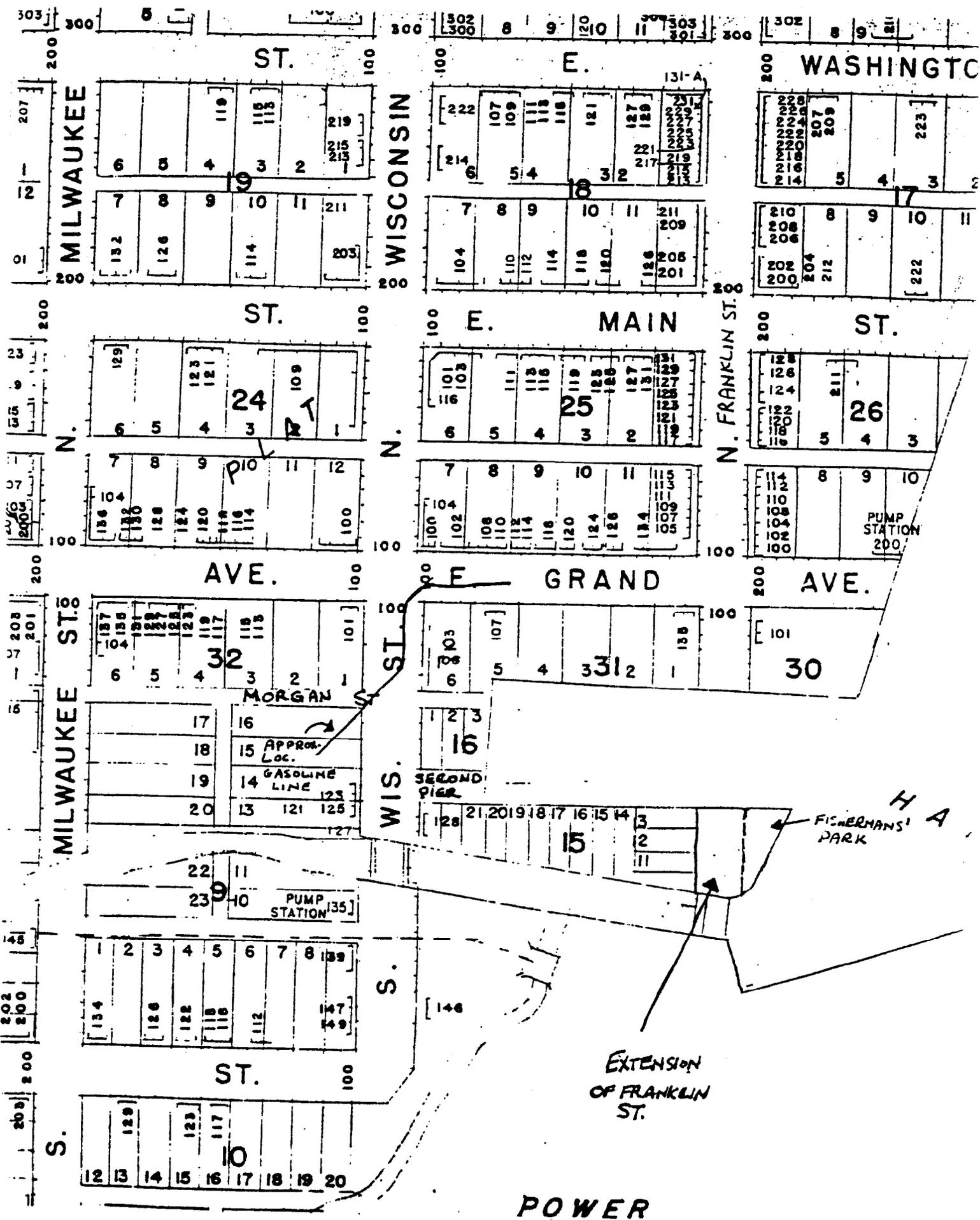


FIGURE 1



GRAND AVENUE

SOUTH WISCONSIN STREET

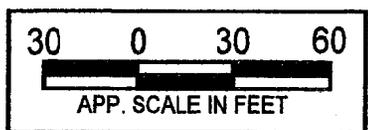
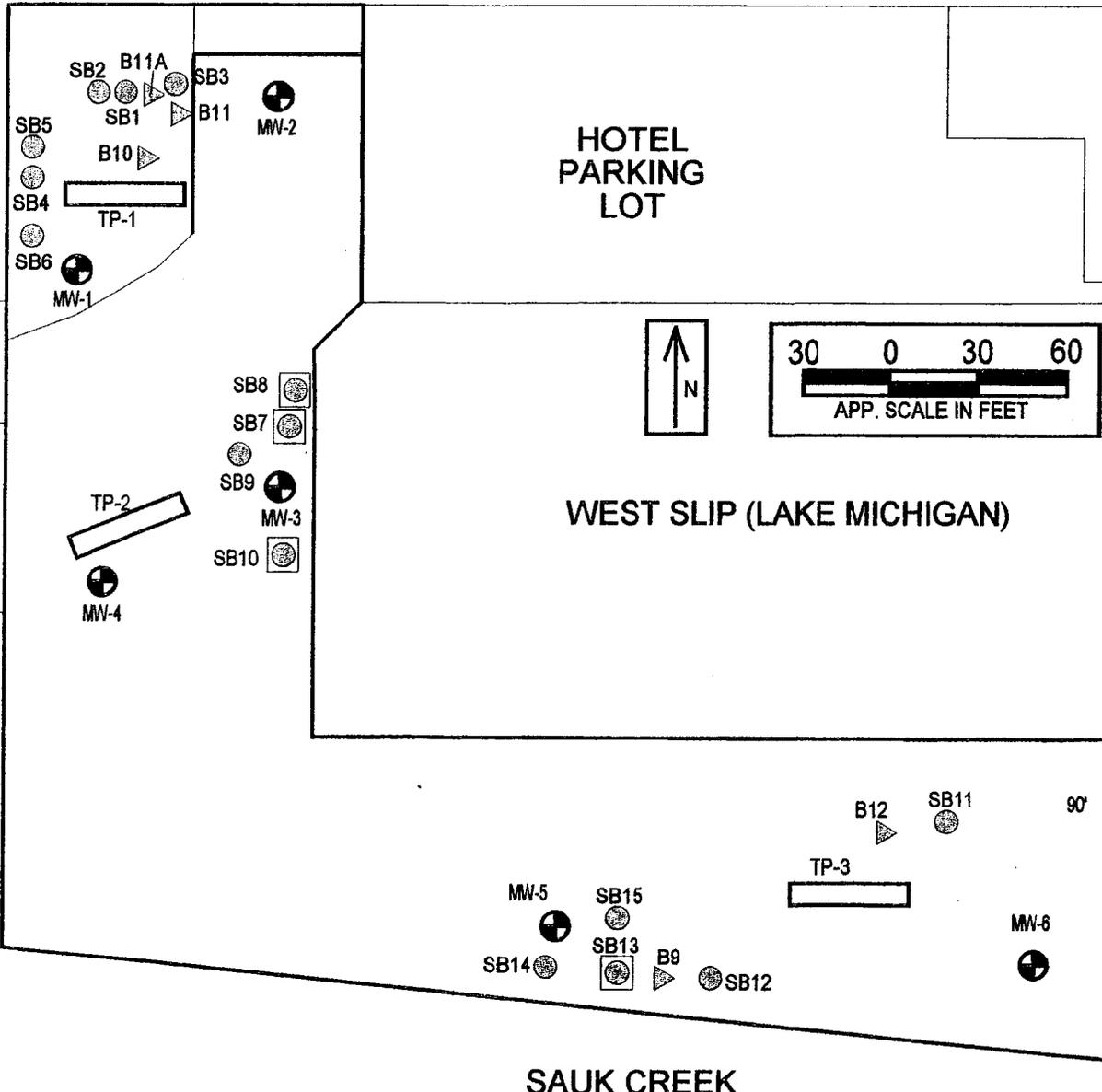
HOTEL

HOTEL
PARKING
LOT

WEST SLIP (LAKE MICHIGAN)

SAUK CREEK

WOOD
FISH
SHANTY
BLDG.



	GILES SOIL BORING
	TEMCO SOIL BORING
	GROUNDWATER SAMPLE BORING
	MONITORING WELL
	TEST PIT

SITE FEATURES
LOCATION MAP

HARBOR SQUARE, LLC PROPERTY
109 E. GRAND AVE. & 128 S. WISCONSIN ST.
PORT WASHINGTON, WI

MORAINÉ ENVIRONMENTAL, INC.

#1601

FIGURE 2

**TABLE 2
SOIL QUALITY RESULTS
SUBSURFACE INVESTIGATION BY TEMCO AND MEI
TIMBER CREEK DEVELOPMENT SITE
109 East Grand Ave. & 128 South Wisconsin St., Port Washington, WI**

	SB-1 (7'-9')	SB-2 (13'-15')	SB-3 (9'-11')	SB-6 (7'-9')	SB-7 (7'-9')	SB-8 (1'-3')	SB-9 (7'-9')	SB-10 (5'-7')	SB-11 (5'-7')	SB-12 (5'-7')	SB-13 (7'-9')	SB-14 (5'-7')	MW-1 (13'-14')	MW-2 (5'-7')	MW-3 (8'-10')	MW-4 (8'-10')	MW-5 (3'-5')	MW-6 (8'-10')	Comm 46 Table 1	NR 720 RCLs
	7/98	7/98	7/98	7/98	7/98	7/98	7/98	7/98	7/98	7/98	7/98	7/98	5/99	5/99	5/99	6/99	6/99	6/99		
Gasoline Range Organics	NA	<10	NA	NA	NA	290	NA	NA	NA	NA	<10	<10	NA	NA	NA	NA	NA	NA	*	250
Diesel Range Organics	<10	NA	NA	NA	170	22	<10	62	NA	<10	11	NA	NA	NA	NA	NA	NA	NA	*	250
Ethylbenzene	NA	NA	<25	<25	NA	540	NA	NA	<25	NA	<25	NA	<25	<25	<25	<25	<25	<25	400,000	2900
Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<25	<25	54	<25	<25	<25	*	*
n-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<25	<25	65	<25	<25	<25	*	*
Toluene	NA	NA	<25	<25	NA	1,400	NA	NA	29	NA	<25	NA	<25	<25	31	<25	<25	<25	670,000	1500
1,2,4-Trimethylbenzene	NA	NA	NA	NA	NA	1,600	NA	NA	<25	NA	<25	NA	<25	<25	120	<25	<25	<25	*	*
1,3,5-Trimethylbenzene	NA	NA	NA	NA	NA	3,000	NA	NA	<25	NA	<25	NA	<25	<25	39	<25	<25	<25	*	*
Xylene	NA	NA	<50	<50	NA	1,200	NA	NA	<50	NA	<50	NA	<25	31	42	<25	<25	<25	470,000	4100
Arsenic	<2.8	4.3	6.5	4.6	NA	NA	NA	NA	NA	NA	NA	NA	2.2	2.3	3.4	2.6	1.3	1.8	*	1.6 (0.039)
Barium	54	53	49	68	NA	NA	NA	NA	NA	NA	NA	NA	54	24	44	50	16	43	*	*
Cadmium	<1.2	<1.2	<1.2	<1.2	NA	NA	NA	NA	NA	NA	NA	NA	<0.27	0.39	<0.26	<0.27	<0.26	<0.26	*	510 (8.0)
Chromium	8.0	10	9.0	15	NA	NA	NA	NA	NA	NA	NA	NA	14	8.5	11	11	3.3	12	*	200 (14)
Lead	16	9.0	11	14	NA	NA	NA	NA	NA	NA	NA	NA	10	5.8	6.4	7.0	4.5	8.4	*	500 (50)
Mercury	0.015	0.014	0.02	0.02	NA	NA	NA	NA	NA	NA	NA	NA	0.010	0.008	0.012	0.013	<0.006	0.08	*	*

Key:
 GRO, DRO and RCRA Metals concentrations expressed as Milligrams per Kilogram (mg/kg)
 VOC concentrations expressed as Micrograms per Kilogram (ug/kg)
 * - No Standard Established
 < 0.0 - Not Detected
 Bold results above current NR 720 Residual Contaminant Level (RCL)
 RCRA Metals RCL in parenthesis is Residential Value
 NA - No Sample Analyzed

GRAND AVENUE

HOTEL

HOTEL
PARKING
LOT

SB2 B11A

SB3

SB1 B11

CONCRETE
BLOCK
BLDG.

B10

SB5

SB4

SB6

SB8

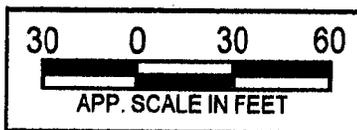
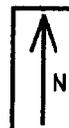
SB7

SB9

SB10

QUONSET
HUT

WEST SLIP (LAKE MICHIGAN)



-  GILES SOIL BORING
-  TEMCO SOIL BORING
-  GROUNDWATER SAMPLE BORING
-  DEMOLISHED BUILDING

SOUTH WISCONSIN STREET

WOOD
STONE
BLDG.

WOOD
BLDG.

B12

SB11

WOOD
BLDG.

WOOD
FISH
SHANTY
BLDG.

SB15

SB13

B9

SB14

SB12

SAUK CREEK

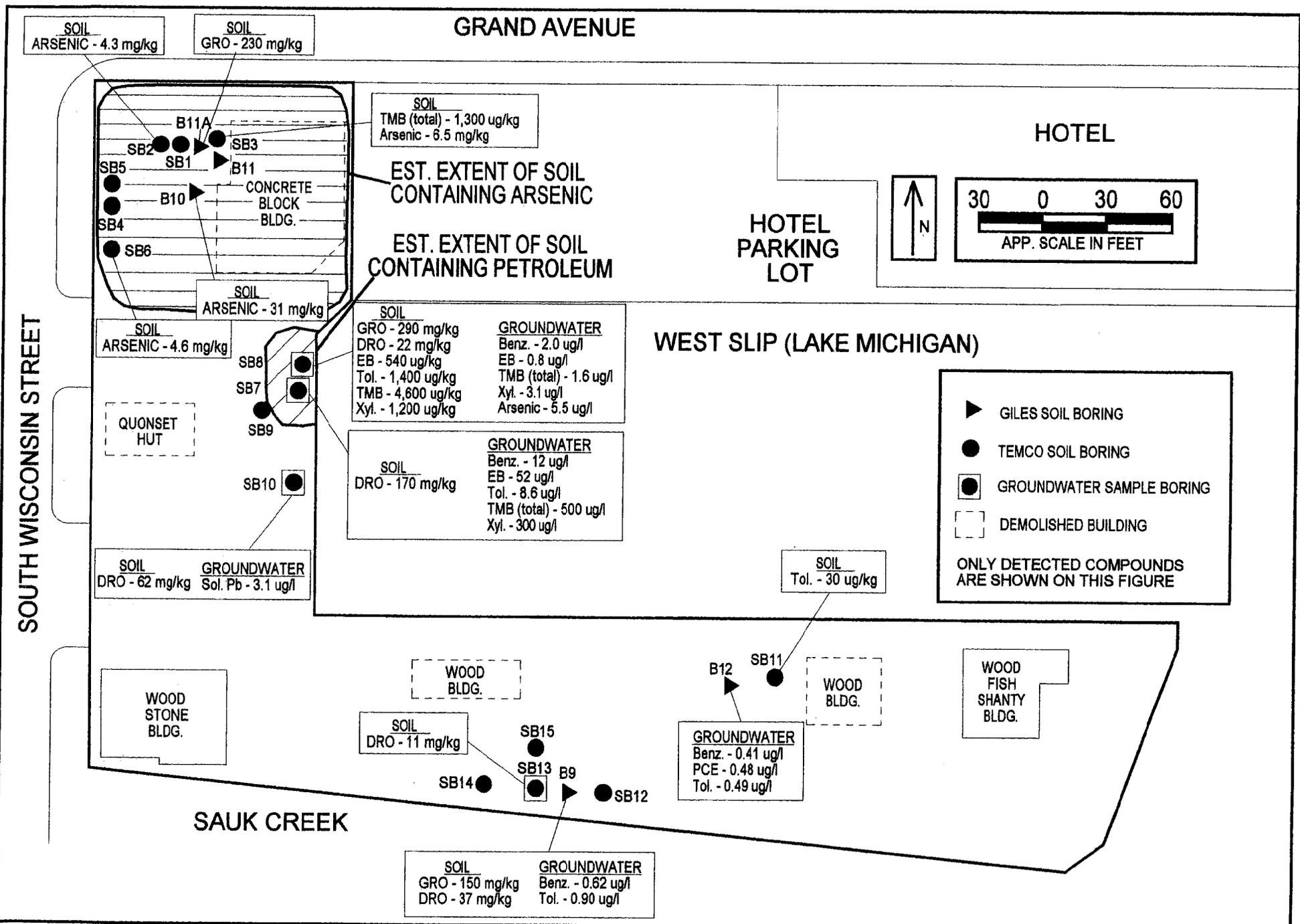
SOIL BORING AND SITE FEATURES
LOCATION MAP

WEST BOAT SLIP PROPERTY
109 E. GRAND AVE. & 128 S. WISCONSIN ST.
PORT WASHINGTON, WI

MORaine ENVIRONMENTAL, INC

4-9-99

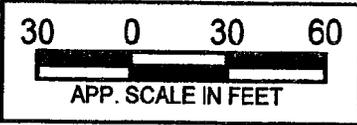
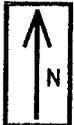
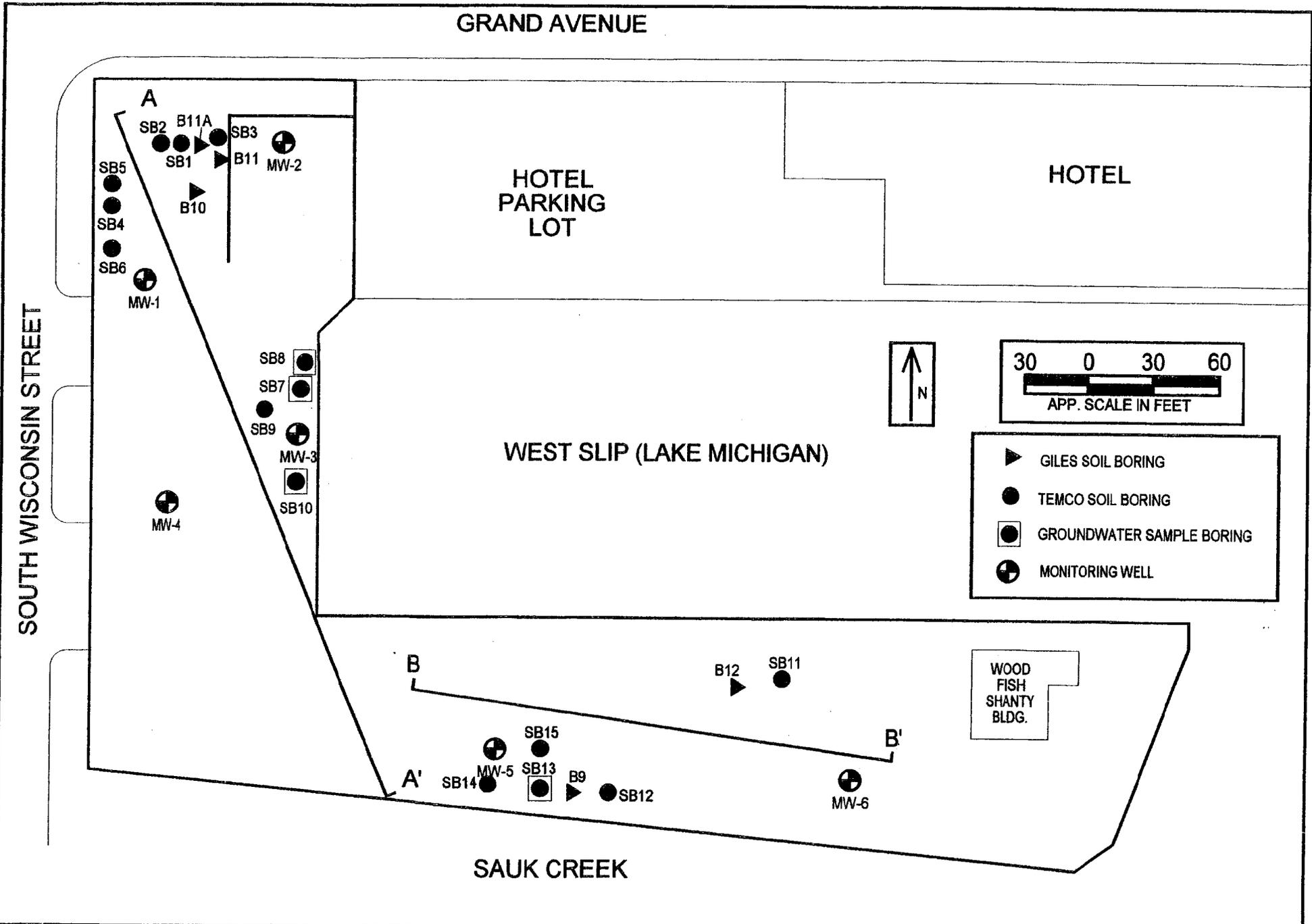
FIGURE 2



SOIL / GROUNDWATER QUALITY AND EXTENT OF CONTAMINANTS

WEST BOAT SLIP PROPERTY
109 E. GRAND AVE. & 128 S. WISCONSIN ST.
PORT WASHINGTON, WI

MORaine ENVIRONMENTAL, INC
4-9-99
FIGURE 3



-  GILES SOIL BORING
-  TEMCO SOIL BORING
-  GROUNDWATER SAMPLE BORING
-  MONITORING WELL

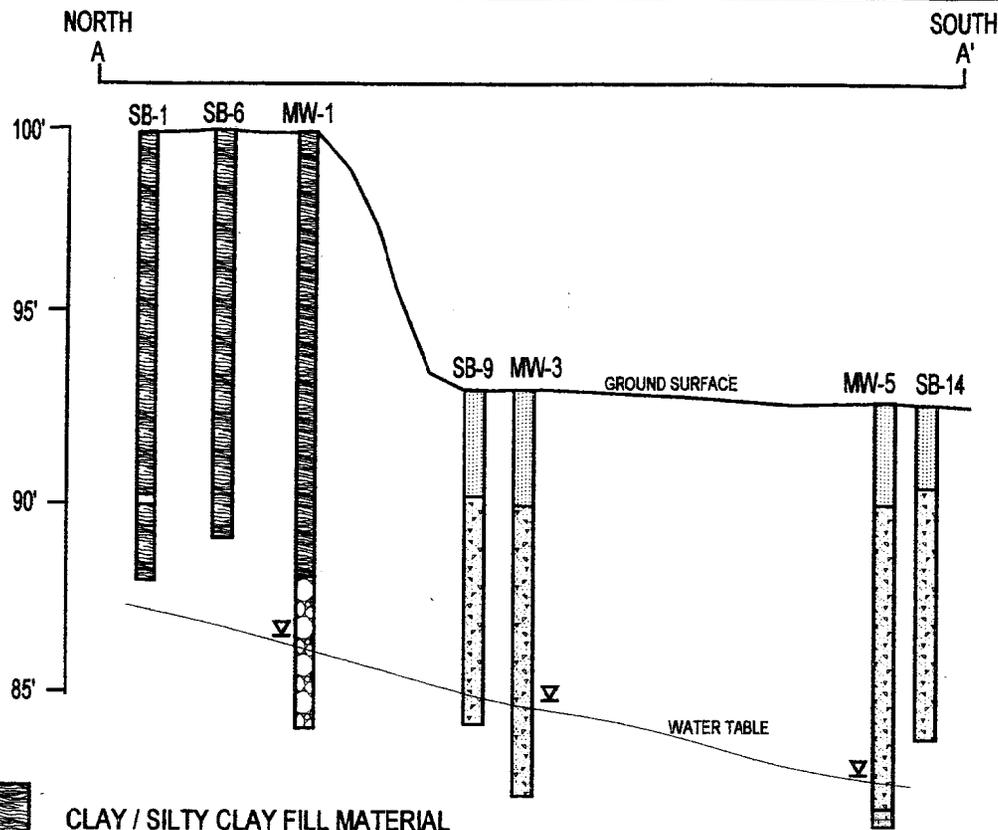
CROSS-SECTION
LOCATION MAP

HARBOR SQUARE, LLC PROPERTY
109 E. GRAND AVE. & 128 S. WISCONSIN ST.
PORT WASHINGTON, WI

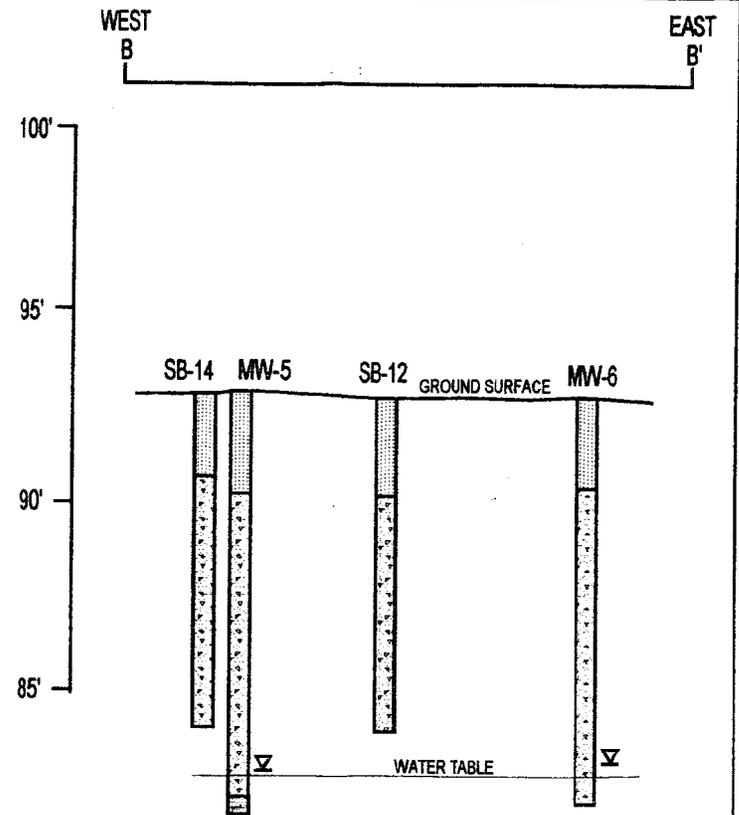
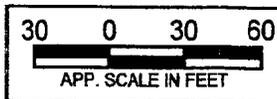
MORaine ENVIRONMENTAL, INC.

#1601

FIGURE 4



-  CLAY / SILTY CLAY FILL MATERIAL
-  CONCRETE / BOULDER FILL MATERIAL W/ SAND / GRAVEL / SILT
-  SAND / GRAVEL / COBBLE FILL MATERIAL W/ SILT
-  NATIVE SILT / CLAYEY SILT (LACUSTRINE)
-  SAND FILL WITH GRAVEL / SILT



MORaine ENVIRONMENTAL, INC.		
HARBOR SQUARE, LLC PROPERTY 109 E. GRAND AVE. & 128 S. WISCONSIN ST. PORT WASHINGTON, WI		
9-28-99	#1601	FIGURE 5

GRAND AVENUE

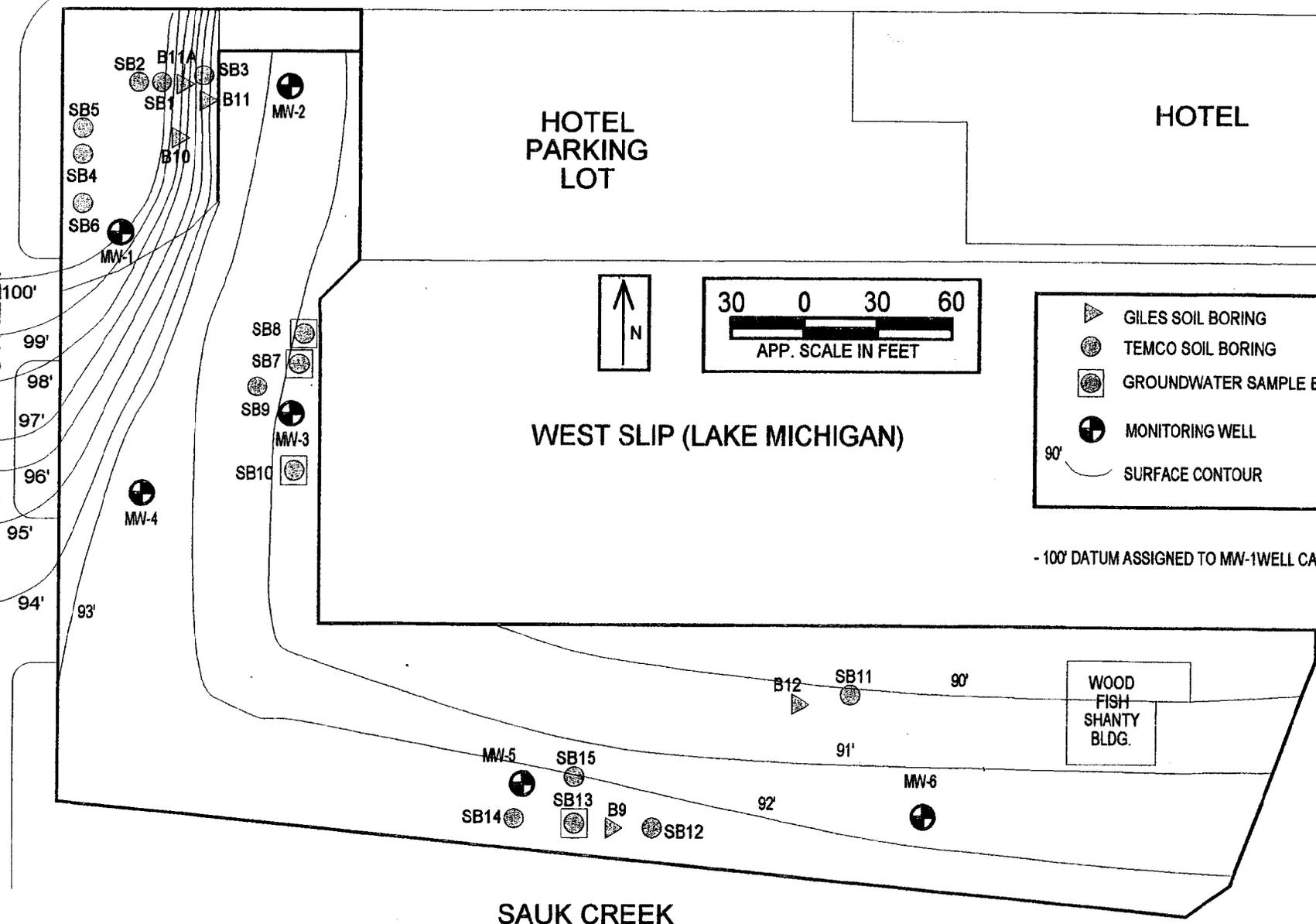
SOUTH WISCONSIN STREET

HOTEL
PARKING
LOT

HOTEL

WEST SLIP (LAKE MICHIGAN)

SAUK CREEK



PRE-DEVELOPMENT
TOPOGRAPHIC MAP

HARBOR SQUARE, LLC PROPERTY
109 E. GRAND AVE. & 128 S. WISCONSIN ST.
PORT WASHINGTON, WI

MORaine ENVIRONMENTAL, INC.

#1601

FIGURE 3

Dec. 6. 2002 3:38PM

MORaine/NORTH SHORE 2623779060

No. 8125 P. 2/2

December 6, 2002

Wisconsin Department of Natural Resources
Bureau of Remediation & Redevelopment
P.O. Box 12436
Milwaukee WI 53212-0436

RE: Timber Creek Development
128 S. Wisconsin Street, Port Washington Wisconsin
BRRTS #02-46-213926

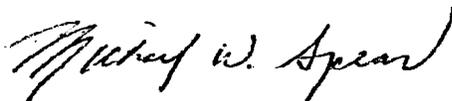
Project #1601

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,



Mike Speas
Timber Creek Development

Enc.