

**GIS REGISTRY INFORMATION**

SITE NAME: Lake Lawn Lodge  
 BRRTS #: 03-65-00091B FID # (if appropriate): 265122770  
 COMMERCE # (if appropriate): \_\_\_\_\_  
 CLOSURE DATE: 2-15-07  
 STREET ADDRESS: 2450 E 5TH SO  
 CITY: Delavan

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 635109 Y= 240171

CONTAMINATED MEDIA: Groundwater  Soil  Both

OFF-SOURCE GW CONTAMINATION >ES:  Yes  No

IF YES, STREET ADDRESS 1: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):  Yes  No

IF YES, STREET ADDRESS 1: \_\_\_\_\_

GPS COORDINATES (meters in WTM91 projection): X= \_\_\_\_\_ Y= \_\_\_\_\_

CONTAMINATION IN RIGHT OF WAY:  Yes  No

**DOCUMENTS NEEDED:**

- Closure Letter, and any conditional closure letter or denial letter issued
- Copy of most recent deed, including legal description, for all affected properties
- Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
- County Parcel ID number, if used for county, for all affected properties \*SEE DEED
- Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.
- Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Tables of Latest Soil Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.
- GW: Table of water level elevations, with sampling dates, and free product noted if present
- GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)
- SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour
- Geologic cross-sections, if required for SI. (8.5x14" if paper copy)
- RP certified statement that legal descriptions are complete and accurate
- Copies of off-source notification letters (if applicable)
- Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)
- Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure
- Copy of any maintenance plan referenced in the deed restriction.

X
X
NA
X
X
X
X
NA
NA
X
NA
NA
X
NA
NA



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Waukesha Service Center  
141 NW Barstow St.  
Room 180  
Waukesha, Wisconsin 53188  
Telephone 262-574-2100  
FAX 262-574-2117

February 15, 2007

Steve Carson  
Lake Lawn Resort  
Hwy. 50 E, 2400 E. Geneva Street  
Delavan, WI 53115

FID# 265122770  
BRRTS# 03-65-000918

Subject: Final Closure for Lake Lawn Resort, 2450 E. South 50, Delavan

Dear Mr. Carson:

On March 23, 2006, the Wisconsin Department of Natural Resources (Department) notified you that conditional closure was granted to this case. These conditions were the abandonment of monitoring wells and the disposal of any investigative waste. On February 15, 2007, the Department received correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears that your case meets the screening criteria of s. NR 746.07 Wis. Adm. Code, and the requirements of ch. NR 726, 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> If your property is listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). 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 at the web address listed above.

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. We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (262) 574-2140.

Sincerely,

Brenda H. Boyce, PG  
Hydrogeologist  
Bureau for Remediation & Redevelopment  
c: Brendan Quealy – Hygienetics Environmental



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Scott Hassett, Secretary  
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Waukesha Service Center  
141 NW Barstow St.  
Room 180  
Waukesha, Wisconsin 53188  
Telephone 262-574-2100  
FAX 262-574-2117

March 23, 2006

Steve Carson  
Lake Lawn Resort  
Hwy. 50 E, 2400 E. Geneva Street  
Delavan, WI 53115

FID# 265122770  
BRRTS# 03-65-000918

Subject: Conditional Closure for Lake Lawn Resort, 2450 E. South 50, Delavan

Dear Mr. Carson:

On February 15, 2006, the Wisconsin Department of Natural Resources (Department) received your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the petroleum contamination on the site from the former gasoline underground storage tank appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

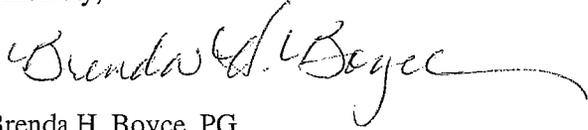
- The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Ms. Victoria Stovall on Form 3300-5B found at [www.dnr.state.wi.us/org/water/dwg/gw/](http://www.dnr.state.wi.us/org/water/dwg/gw/) or provided by the Department of Natural Resources.
- Any remaining waste (soil piles, drilling spoil, and/or purge water) generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste has been removed once that work is completed.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Lake Lawn Resort  
March 23, 2006  
Page 2 of 2

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (262) 574-2140.

Sincerely,

A handwritten signature in cursive script that reads "Brenda H. Boyce". The signature is written in black ink and includes a long, sweeping horizontal line at the end.

Brenda H. Boyce, PG  
Hydrogeologist  
Bureau for Remediation & Redevelopment

c: Brendan Quealy – Hygienetics Environmental

SPECIAL WARRANTY DEED

Document Number

This Deed, made between LAKE LAWN LODGE, INC., a Delaware corporation ("Grantor") and DELAVAN RESORT HOLDINGS, L.L.C., a Wisconsin limited liability company ("Grantee").

Grantor for a valuable consideration, conveys to Grantee the following described real estate in Walworth County, State of Wisconsin (the "Property"):

See Exhibit A attached hereto and by this reference made a part hereof.

Together with all appurtenant rights, title and interests.

Grantors warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances, arising by, through or under Grantor, except as set forth on Exhibit B, attached hereto and by this reference made a part hereof.

Name and Return Address

Legacy Development Company, Inc.
8609 Industrial Drive
Franksville, Wisconsin 53126
Attn: Mr. John Holding

Dated as of this 16th day of September, 2004.

XWUP00210, FD2100001
Parcel Identification Number (PIN)

LAKE LAWN LODGE, INC., a Delaware corporation

By: [Signature]
Name: Russel S. Bernard
Title: President

By: [Signature]
Name: Marc Porosoff
Title: Vice President

ACKNOWLEDGMENT

STATE OF Wisconsin )
New York ) ss.
New York COUNTY )

Personally came before me this 14th day of September 2004 the above named President to me known to be the person Y who executed the foregoing instrument and acknowledged the same. Russel S. Bernard

ACKNOWLEDGMENT

STATE OF Wisconsin )
New York ) ss.
New York COUNTY )

Personally came before me this 14th day of September 2004, the above named VP to me known to be the person Y who executed the foregoing instrument and acknowledged the same. Marc Porosoff

\* Marlo M. Salerno
Notary Public, State of Wisconsin New York
My Commission is permanent. (If not, state expiration date: July 10 2006.)

\* Marlo M. Salerno
Notary Public, State of Wisconsin New York
My Commission is permanent. (If not, state expiration date: July 10 2006.)

MARLO M. SALERNO
Notary Public, State of New York
Registration #01SAG044881
Qualified In Chenango County
My Commission Expires July 10, 2006

MARLO M. SALERNO
Notary Public, State of New York
Registration #01SAG044881
Qualified In Chenango County
My Commission Expires July 10, 2006

# LAKE LAWN RESORT

PARCEL 3

ALL THAT PART OF THE SOUTH 1/2 OF SECTION 15, THAT PART OF THE SOUTHEAST 1/4 OF SECTION 16, THAT PART OF THE NORTHEAST 1/4 OF SECTION 21, AND THAT PART OF THE NORTH 1/2 OF SECTION 22, IN TOWNSHIP 2 NORTH, RANGE 16 EAST, IN THE CITY AND TOWN OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN, LYING SOUTH AND SOUTHWESTERLY OF THE CENTERLINE OF STATE TRUNK HIGHWAY NO. 50, EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16 AND EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, AND LYING NORTHERLY OF THE NORTH SHORE OF DELAVAN LAKE, EXCEPTING THEREFROM SAID PARCEL THAT PORTION THEREOF CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED DECEMBER 12, 1986 IN VOLUME 386 OF RECORDS ON PAGE 876, AS DOCUMENT NO. 139020. ALSO EXCEPTING THEREFROM A LIFT STATION SITE CONVEYED TO DELAVAN LAKE SANITARY DISTRICT IN AN AMENDED AND RESTATED QUIT CLAIM DEED RECORDED JULY 23, 1998 IN VOLUME 656 OF RECORDS ON PAGE 2674, AS DOCUMENT NO. 388368, AND DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 15, TOWN 2 NORTH, RANGE 16 EAST, IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE S 01DEG 20MIN 01SEC EAST 1894.32 FEET ALONG THE WEST LINE OF SAID SECTION 15 TO THE CENTERLINE OF PRESENT S.T.H. "50"; THENCE NORTH 88DEG 15MIN 35SEC EAST ALONG THE CENTERLINE OF SAID S.T.H. "50" 1165.77 FEET; THENCE S 00DEG 34MIN 14SEC EAST, 550.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00DEG 34MIN 14SEC EAST 62.10 FEET; THENCE SOUTH 85DEG 58MIN 11SEC WEST 81.71 FEET; THENCE N 04DEG 02MIN 47SEC WEST 62.01 FEET; THENCE NORTH 85DEG 58MIN 50SEC EAST, 85.47 FEET TO THE POINT OF BEGINNING; FURTHER EXCEPTING LANDS CONVEYED TO STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED APRIL 8, 2002 AS DOCUMENT NO.

506275.

WDNR BRRTS CASE # 03 - 65 - 000918    WDNR SITE NAME : Lake Lawn Lodge #2, Delavan, WI

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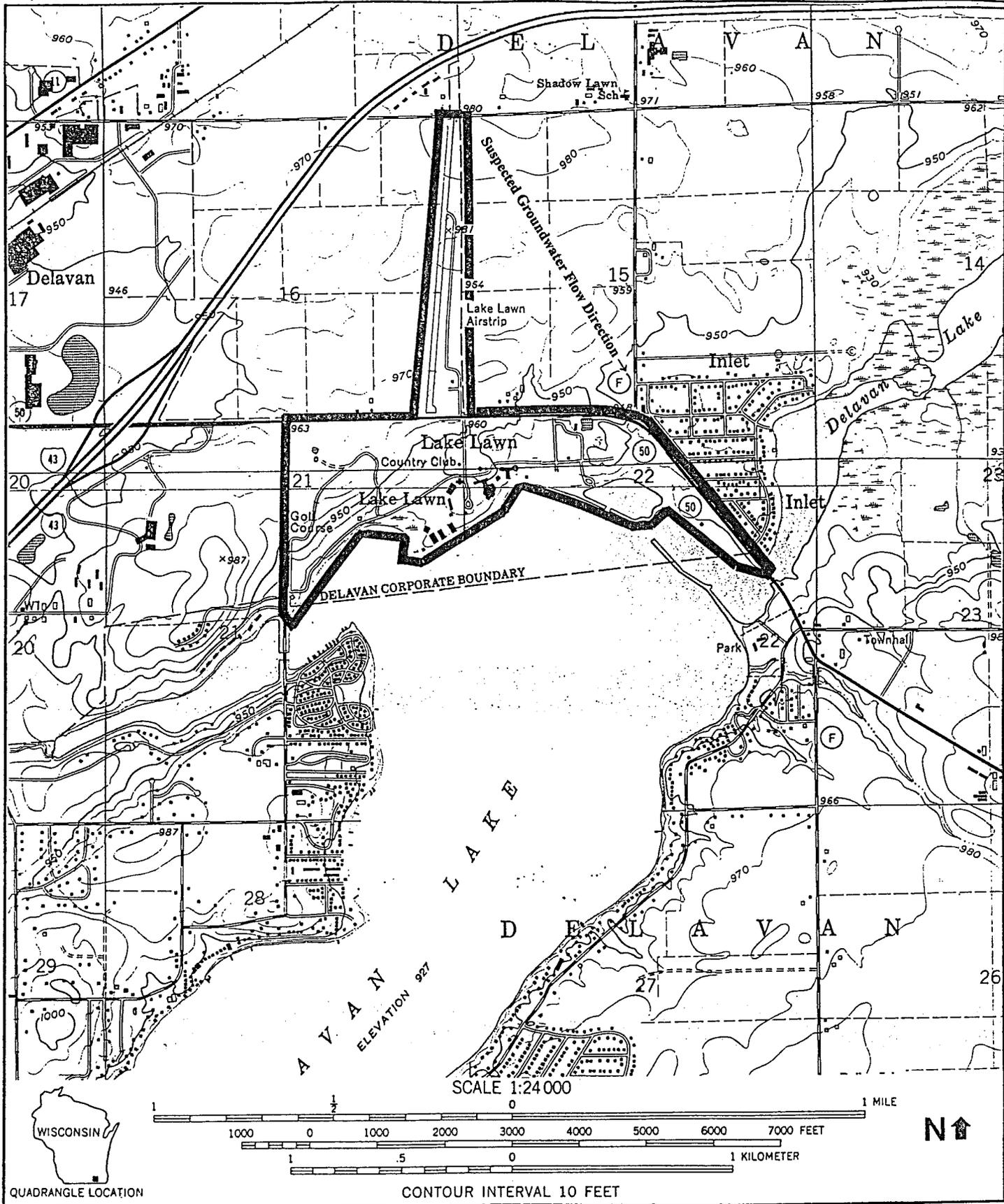
**ATTACHMENTS**

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3.

**Parcel identification number: NA**

**Geographic position:** The Universal Transverse Mercator (UTM) coordinates within zone 16 are 4,720,234.271 meters north and 369,273.786 meters east.



LAKE LAWN LODGE RESORT  
 2400 EAST GENEVA STREET  
 DELAVAN, WISCONSIN

**Hygienetics**   
**Environmental**

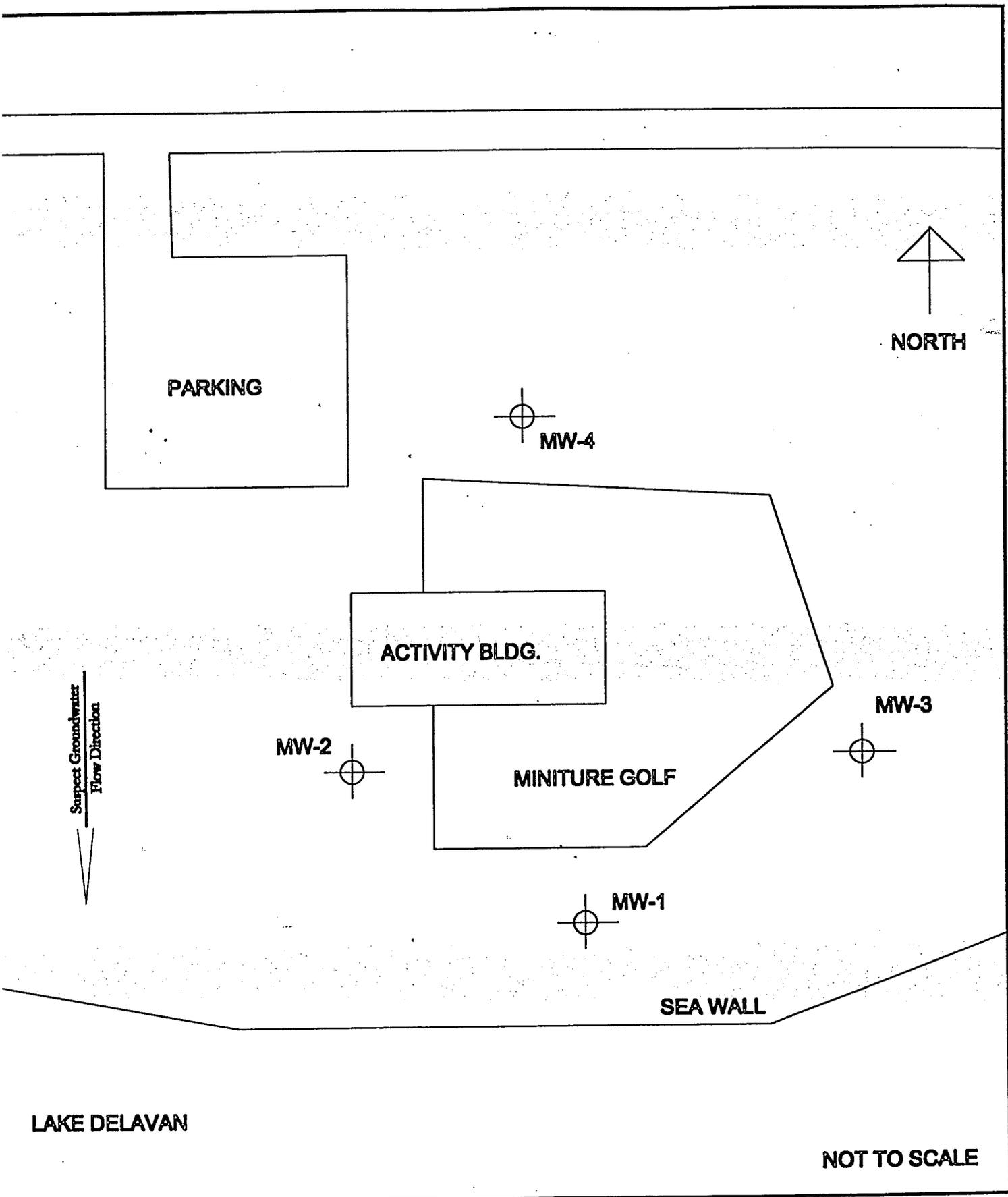
PROJECT NO.  
 3157  
 DRN. BY

FIGURE

SITE LOCATION MAP

QUADRANGLE LOCATION

CONTOUR INTERVAL 10 FEET



LAKE LAWN LODGE  
 DELAVAN, WISCONSIN 53115



Project #  
 3157-324  
 ARD

FIGURE 1  
 SITE PLAN



WDNR BRRS CASE # 03 - 65 - 000918      WDNR SITE NAME : Lake Lawn Lodge #2, Delavan, WI

**ATTACHMENTS**

<b>2005 Groundwater Analytical Results, LUST Area No.1</b>						
<b>Lake Lawn Lodge</b>						
<b>Delavan, Wisconsin</b>						
<b>BTEX</b>						
<b>Analyte</b>	<b>MW-1</b>	<b>MW-2</b>	<b>MW-3</b>	<b>MW-4</b>	<b>Potable Well #N</b>	<b>Potable Well #S</b>
<b>Benzene</b>	8.2	ND	ND	ND	ND	ND
<b>Toluene</b>	ND	ND	ND	ND	ND	ND
<b>Ethylbenzene</b>	43	ND	ND	ND	ND	ND
<b>Xylenes</b>	198	ND	ND	ND	ND	ND
<b>ES Cleanup Objective</b>	Benzene 5 ug/l	Toluene 1,000 ug/l	Ethylbenzene 700 ug/l	Xylenes 10,000 ug/l		

All units expressed as ug/L

ND = Not Detected above laboratory detection limits

<b>2005 Groundwater Analytical Results, LUST Area No.1</b>							
<b>Lake Lawn Lodge</b>							
<b>Delavan, Wisconsin</b>							
<b>PAHs</b>							
<b>Analyte</b>	<b>MW-1</b>	<b>MW-2</b>	<b>MW-3</b>	<b>MW-4</b>	<b>Potable Well #N</b>	<b>Potable Well #S</b>	<b>ES Cleanup Objective</b>
Naphthalene	ND	ND	ND	ND	ND	ND	0.040
Acenaphthylene	ND	ND	ND	ND	ND	ND	NA
Acenaphthene	ND	ND	ND	ND	ND	ND	NA
Fluorene	ND	ND	ND	ND	ND	ND	NA
Phenanthrene	ND	ND	ND	ND	ND	ND	NA
Anthracene	ND	ND	ND	ND	ND	ND	NA
Fluoranthene	ND	ND	ND	ND	ND	ND	NA
Pyrene	ND	ND	ND	ND	ND	ND	NA
Benzo(a)anthracene	ND	ND	ND	ND	ND	ND	NA
Chrysene	ND	ND	ND	ND	ND	ND	NA
Benzo(b)fluoranthene	ND	ND	ND	ND	ND	ND	NA
Benzo(k)fluoranthene	ND	ND	ND	ND	ND	ND	NA
Benzo(a)pyrene	ND	ND	ND	ND	ND	ND	0.000003
Indeno(1,2,3- CD)pyrene	ND	ND	ND	ND	ND	ND	NA
Dibenzo(a,h)anthracene	ND	ND	ND	ND	ND	ND	NA
Benzo(g,h,i)perylene	ND	ND	ND	ND	ND	ND	NA

All units expressed as ug/L

ND = Not detected above laboratory detection limits

NA = No available cleanup objective

WDNR BRRTS CASE # 03 - 65 - 000918    WDNR SITE NAME : Lake Lawn Lodge #2, Delavan, WI

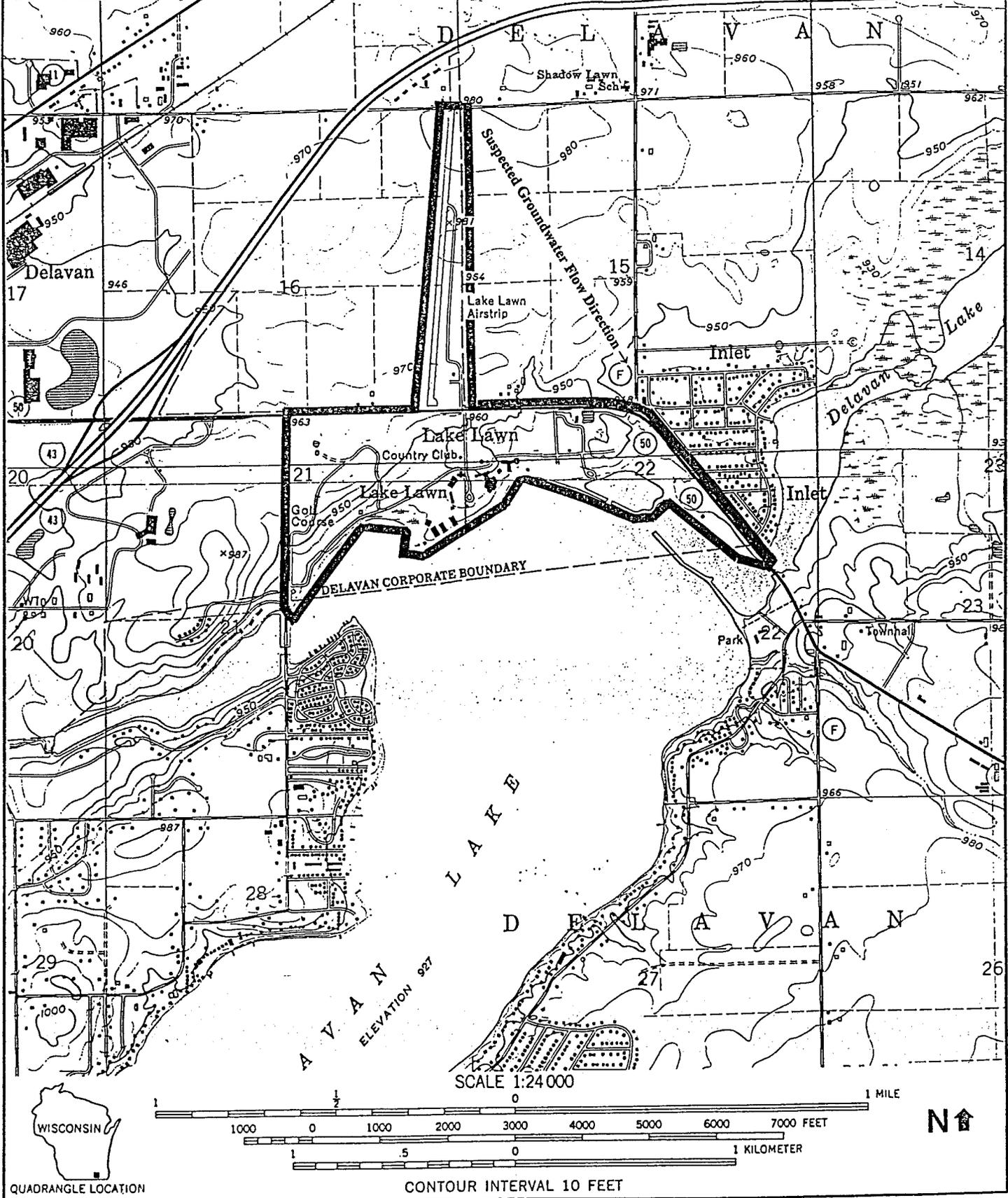
**ATTACHMENTS**

<b>June 23, 2005</b>			
<b>Groundwater Elevation Survey</b>			
<b>Well Location</b>	<b>Relative Surface Elevation (feet)</b>	<b>Depth to Groundwater (feet)</b>	<b>Relative Water Table Elevation (feet)</b>
MW-1	100	3.12	96.88
MW-2	99.93	3.80	96.13
MW-3	99.85	3.05	96.80
MW-4	100.83	5.01	95.82

<b>February 24, 2005</b>			
<b>Groundwater Elevation Survey</b>			
<b>Well Location</b>	<b>Relative Surface Elevation (feet)</b>	<b>Depth to Groundwater (feet)</b>	<b>Relative Water Table Elevation (feet)</b>
MW-1	100	2.03	97.97
MW-2	99.93	1.59	98.34
MW-3	99.85	1.06	98.79
MW-4	100.83	1.77	99.06

<b>December 11, 2003</b>			
<b>Groundwater Elevation Survey</b>			
<b>Well Location</b>	<b>Relative Surface Elevation (feet)</b>	<b>Depth to Groundwater (feet)</b>	<b>Relative Water Table Elevation (feet)</b>
MW-1	100	1.89	98.11
MW-2	99.93	1.61	98.32
MW-3	99.85	1.0	98.85
MW-4	100.83	1.78	99.05

<b>December 18, 2002</b>			
<b>Groundwater Elevation Survey</b>			
<b>Well Location</b>	<b>Relative Surface Elevation (feet)</b>	<b>Depth to Groundwater (feet)</b>	<b>Relative Water Table Elevation (feet)</b>
MW-1	100	2.53	97.47
MW-2	99.93	3.21	96.72
MW-3	99.85	2.44	97.41
MW-4	100.83	3.15	97.68



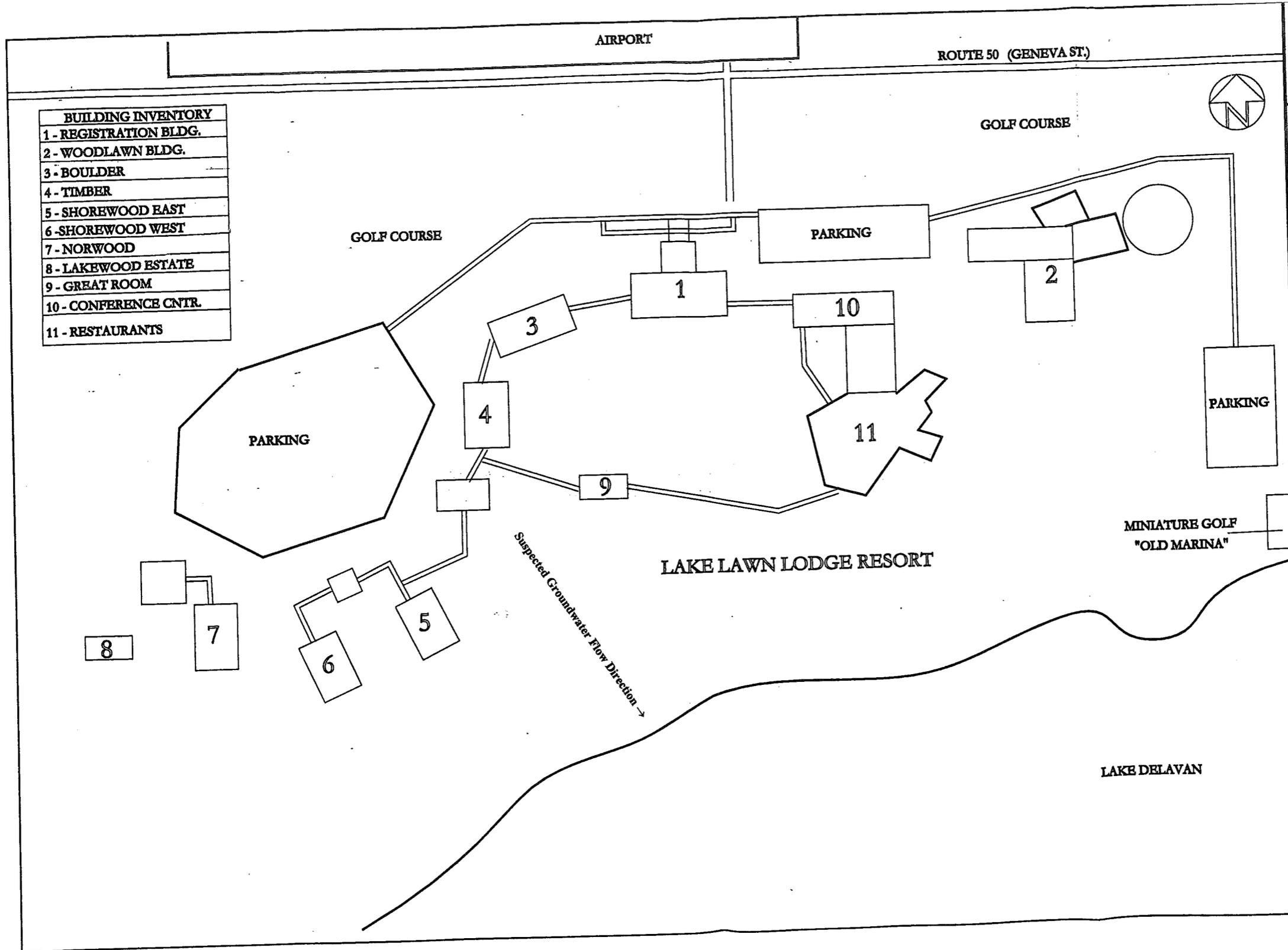
LAKE LAWN LODGE RESORT  
 2400 EAST GENEVA STREET  
 DELAVAN, WISCONSIN

Hygienetics   
 Environmental

PROJECT NO.  
 3157  
 DRN. BY

FIGURE

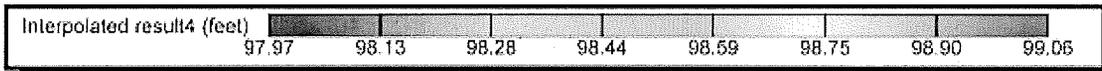
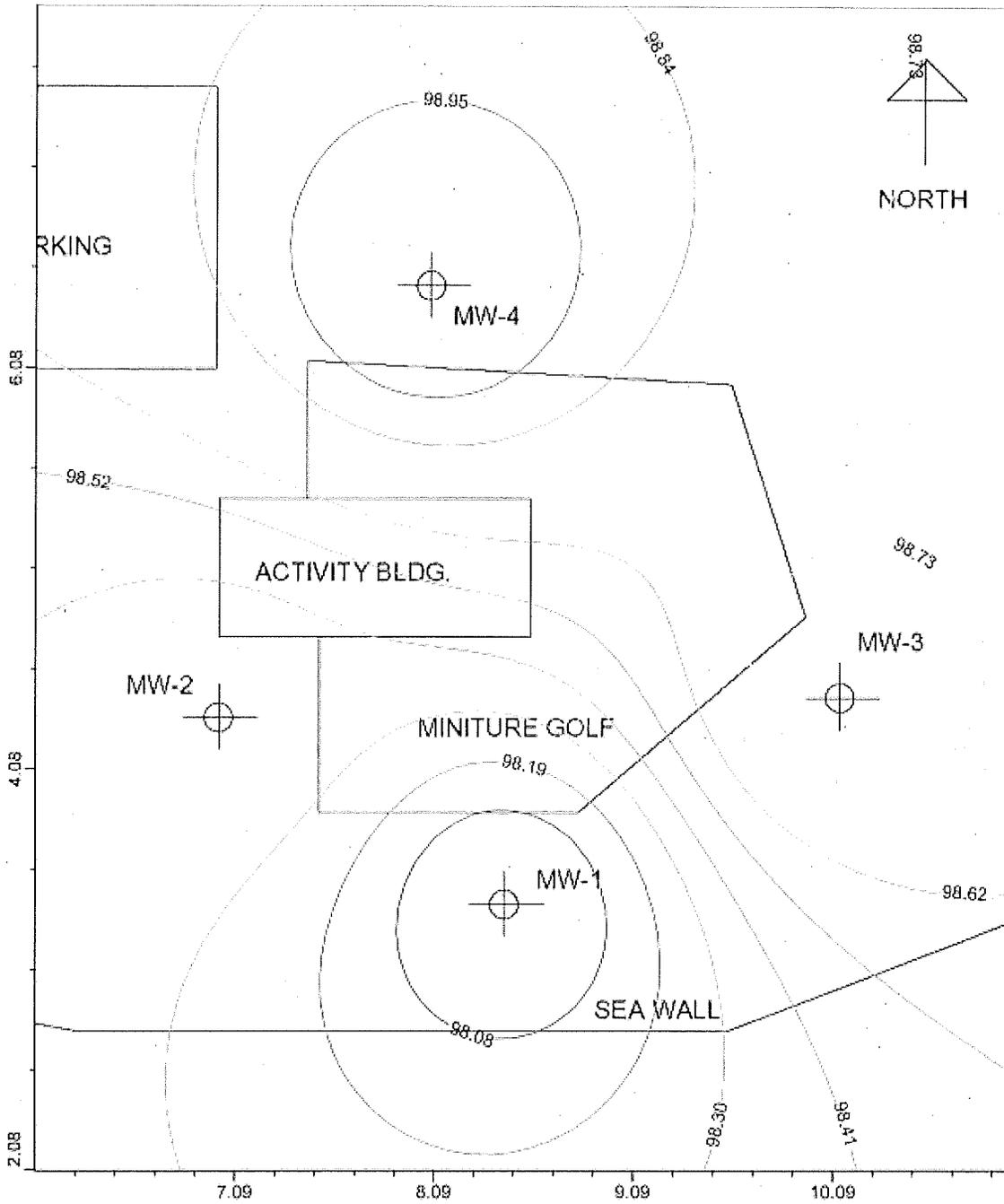
SITE LOCATION MAP



BUILDING INVENTORY	
1 -	REGISTRATION BLDG.
2 -	WOODLAWN BLDG.
3 -	BOULDER
4 -	TIMBER
5 -	SHOREWOOD EAST
6 -	SHOREWOOD WEST
7 -	NORWOOD
8 -	LAKWOOD ESTATE
9 -	GREAT ROOM
10 -	CONFERENCE CNTR.
11 -	RESTAURANTS

Project #	3157
Dwg. file name	
Scale	NOT TO SCALE
Facility:	LAKE LAWN RESORT 2400 E. GENEVA ST. DELAVAN, WI. 53115
Drawing Title	SITE PLAN
Hygienetics Environmental	621 East Butterfield Road Suite 204 Lombard, Illinois 60148
FIGURE NO.	3

2-24-05





January 25, 2006

Brendan Quealy, EI  
Hygienetics Environmental Services, Inc.  
621 East Butterfield Road  
Suite 204  
Lombard, IL 60148

Reference: Open Lust Site

Dear Mr. Quealy:

I believe that the legal description has been attached for each property that is within,  
or partially within, the contaminated site boundary.

Sincerely,

*DELANAN RESORT DEVELOPMENT, INC.*

A handwritten signature in black ink, appearing to read "T. Quinn", is written over a horizontal line.

Thomas Quinn  
*Executive Officer*

Cc: Steve Carson

Enclosure: City of Delavan Official Zoning Map  
Statement signed by responsible party  
Overall Site Plan  
Warranty Deed