

GIS REGISTRY INFORMATION

SITE NAME: Lullaby Inc

BRRTS #: 02-50-000527

CLOSURE DATE: 7-8-99

STREET ADDRESS: 1017 Third Street

CITY: Stevens Point

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): 553109 450355
 X= 553167 Y= 450358

OFF-SOURCE CONTAMINATION (>ES): Yes No

IF YES, STREET ADDRESS 1: 1201 Third Court, Stevens Point

GPS COORDINATES (meters in WTM91 projection): X= 553167 Y= 450262

IF YES, STREET ADDRESS 2: 1024 Union Street Stevens Point

GPS COORDINATES (meters in WTM91 projection): X= 553200 Y= 450341

IF YES, STREET ADDRESS 3: _____

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

IF YES, STREET ADDRESS 4: _____

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

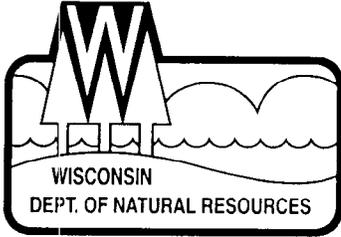
IF YES, STREET ADDRESS 5: _____

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

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

- Closure Letter, and any conditional closure 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
- Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)
- 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)
- Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)
- Isoconcentration map(s), if available from site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. If not available, include the following 2 types of maps:
 - Latest groundwater flow/monitoring well location map
 - Latest extent of contaminant plume map
- Geologic cross-sections, if available from SI. (8.5x14" if paper copy)



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Scott A. Humrickhouse, Regional Director

Wausau Office
5301 Rib Mountain Drive
Wausau, Wisconsin 54401
Telephone 715-359-4522
FAX 715-355-5253

September 6, 2002

BRRTS #02-50-000527

MR GARY DREIER
FIRST LAW GROUP
2900 HOOVER AVENUE
SUITE A
STEVENS POINT WI 54481-5607

Subject: Case Closure, Lullabye, Inc., 1017 Third Street, Stevens Point, Wisconsin

Dear Mr. Dreier:

On July 8, 1999 the Department of Natural Resources reviewed your site for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On July 14, 1999, you were notified that conditional closure was granted to this case.

On August 27, 2002, the Department received the GIS Registry correspondence indicating that you have complied with the conditions of closure. Based on the correspondence and data provided, it appears your case 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>.

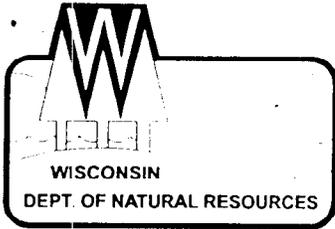
Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

I appreciate the efforts you and your client have taken to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715/359-6514.

Sincerely,

Lisa Gutknecht - Project Manager
Remediation & Redevelopment Program

c: Bill Evans, Eau Claire



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

Wausau Office
5301 Rib Mountain Drive
Wausau, Wisconsin 54401
Telephone 715-359-4522
FAX 715-355-5253

July 14, 1999

BRRTS #02-50-000507

MR GARY DRIER
FIRST LAW GROUP
1045 CLARK STREET
STEVENS POINT WI 54481-8260

FILE COPY

Subject: Case Closure, Former Lullabye Furniture Property, 1017 Third Street, Stevens Point, Wisconsin

Dear Mr. Drier:

On July 8, 1999, the former Lullabye Furniture case was reviewed by the West Central Regional Close Out Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code. Based on the information provided the contamination on the site appears to have been remediated to the extent practicable under site conditions. Your case will be granted closure under s.NR726.05, Wisconsin Administrative Code when the two following conditions have been met.

MONITORING WELL ABANDONMENT The monitoring wells at the site must be properly abandoned in compliance with s.NR141.25 Wis. Adm. Code. Documentation substantiating proper abandonment (Form 3300-5W) should be forwarded to me at the above address.

GROUNDWATER USE RESTRICTION A groundwater use restriction which meets the requirements of s.NR 726.05(8)(am), Wis. Adm. Code, must be provided to the Department for approval along with a copy of the deed for all affected properties. These properties include the former Lullabye property, the Guzman property, and the property where monitoring well #12 is located. Upon approval from the Department, the restrictions must be registered with the County Registrar of Deeds within 30 days. Once the Department has received documentation that the restrictions have been recorded and all other conditions for closure have been met, the case will be considered closed. A copy of the groundwater use restriction is attached.

NOTICE OF REMAINING SOIL CONTAMINATION Residual soil contamination remains in the northeast quadrant of the property adjacent to the Dun-Rite Cleaners building. Residual soil contamination was identified in the information submitted to the Department.

*Quality Natural Resources Management
Through Excellent Customer Service*



If site conditions change in the future and this residual contaminated soil is excavated, it must be handled and disposed of properly.

This case may be reopened pursuant to s. NR726.05(2)(b)2-5 or NR726.09 Wisconsin Administrative Code, if additional information regarding site conditions indicates that natural attenuation is no longer an effective remedial action; or if contamination on the site poses a threat to public health, safety, or welfare of the environment.

If you have additional relevant information which was not formerly provided to the Department, and which you feel would significantly impact the Department's closure decision, you may submit that information for our re-evaluation of case closure. I appreciate the actions you and your consultant have undertaken to restore the environment. If you have any questions, please feel free to call me at 715/359-6514.

Sincerely,



Lisa Gutknecht - Project Manager
Remediation & Redevelopment Program

Enclosure

c: Bill Evans, Eau Claire
Dale Ziege, RR/3 -- Madison
James Lonsdorf, Lonsdorf & Andraski
Dave Trainor, Dames & Moore



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Scott A. Humrickhouse, Regional Director

Wausau Office
5301 Rib Mountain Drive
Wausau, WI 54401
Telephone 715-359-4522
FAX 715-355-5253

June 19, 2002

First Law Group
1045 Clark St
Stevens Point WI 54481-8260

SUBJECT: Pending Site Closure:
Lullabye Inc; BRRTS ID # 0250000527
1017 3rd St; Stevens Point, WISCONSIN

Dear Responsible Party:

According to our records the Department of Natural Resources (DNR) granted a conditional closure pending the recording of a Groundwater Use Restriction for the above referenced case on July 8, 1999. Since that time, this agency has not received proof that this restriction has been recorded. In light of administrative rule revisions that became effective November 1, 2001, you now have two options for fulfilling this obligation and obtaining final closure. One option is to record a Groundwater Use Restriction at the County Register of Deeds office for your property and for any impacted neighboring properties, if applicable. The other option now available is to have the property placed on the Geographic Information Systems Registry of Closed Remediation Sites (GIS Registry) with the State.

By utilizing the option of placing the information on the GIS Registry, you will not be required to record a Groundwater Use Restriction at the Register of Deeds office. To place the property on the GIS Registry, you will need to accomplish the steps on the attached list.

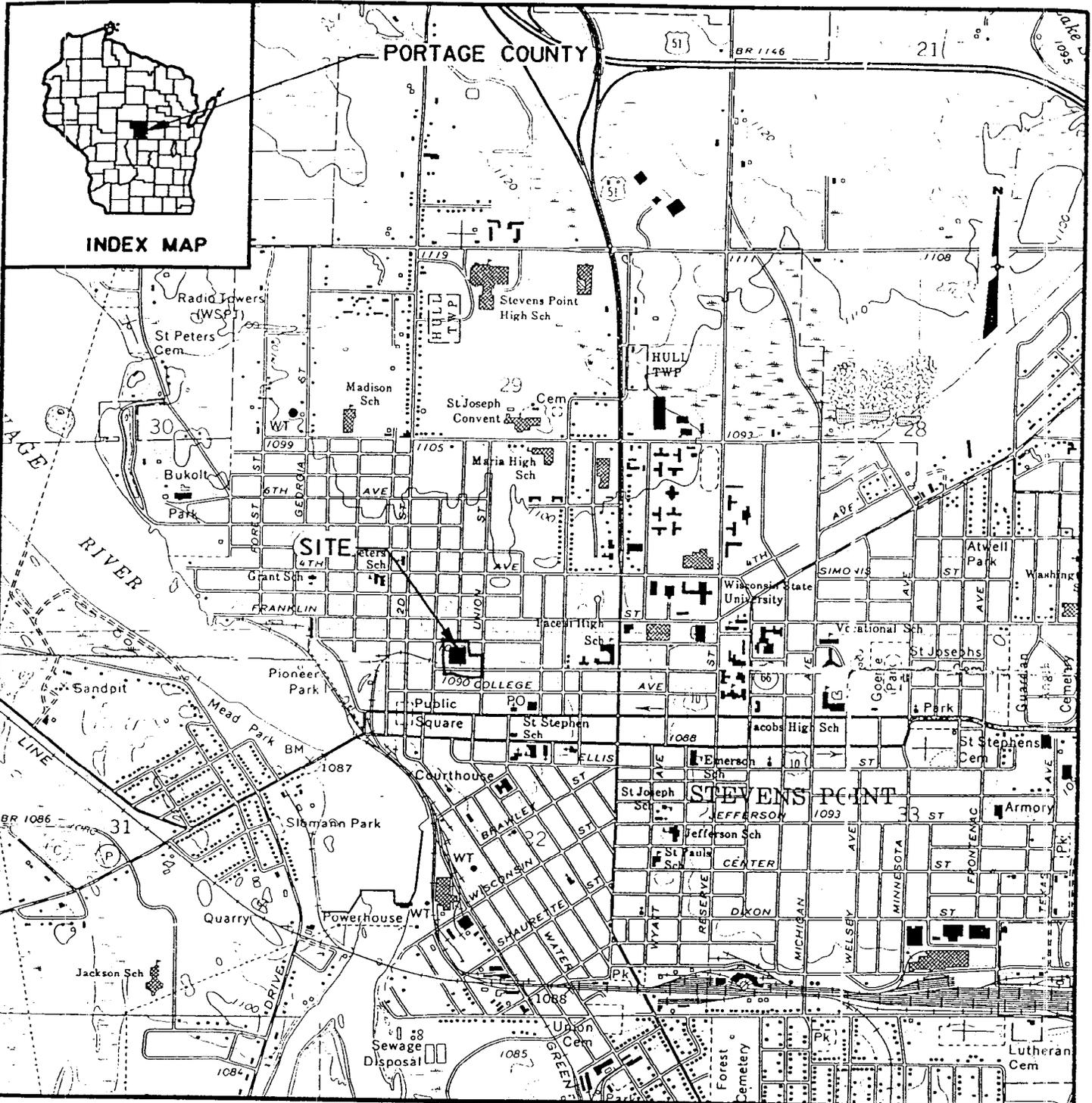
Please note that, whichever option you choose, you are still required to comply with any other conditions of closure (monitoring well abandonment forms, soil disposal documents, etc.) outlined in the conditional closure approval letter (enclosed) that was sent to you.

Within 30 days of receipt of this notice, please inform this agency which option you intend to pursue. Please be advised that your failure to respond to this letter will be viewed as an admission that you do not intend to pursue final closure of your site. In that situation, we will recommend further enforcement actions be initiated. Enforcement actions could include the recording of an affidavit at the County Register of Deeds office indicating contamination remains, while at the same time issuing an administrative order or making a direct referral to the State Attorney General's Office to recoup our costs and any associated fees that may have been due. Any referral to the State Attorney General's Office could result in forfeitures.

The Department appreciates your efforts to restore the environment at this site and encourages you to take the final steps necessary to get case closure. If you have any questions about this letter, please contact your project manager, Lisa Gutknecht, at (715) 359-6514.

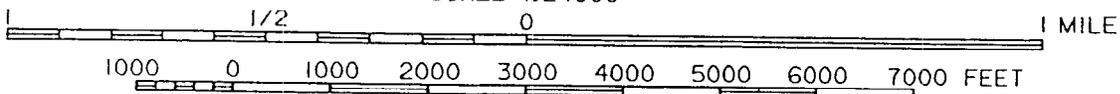
Sincerely,

Lisa Gutknecht
Hydrogeologist
Enclosures



SOURCE: USGS 7.5 MINUTE QUADRANGLE,
STEVENS POINT, WISCONSIN, 1978

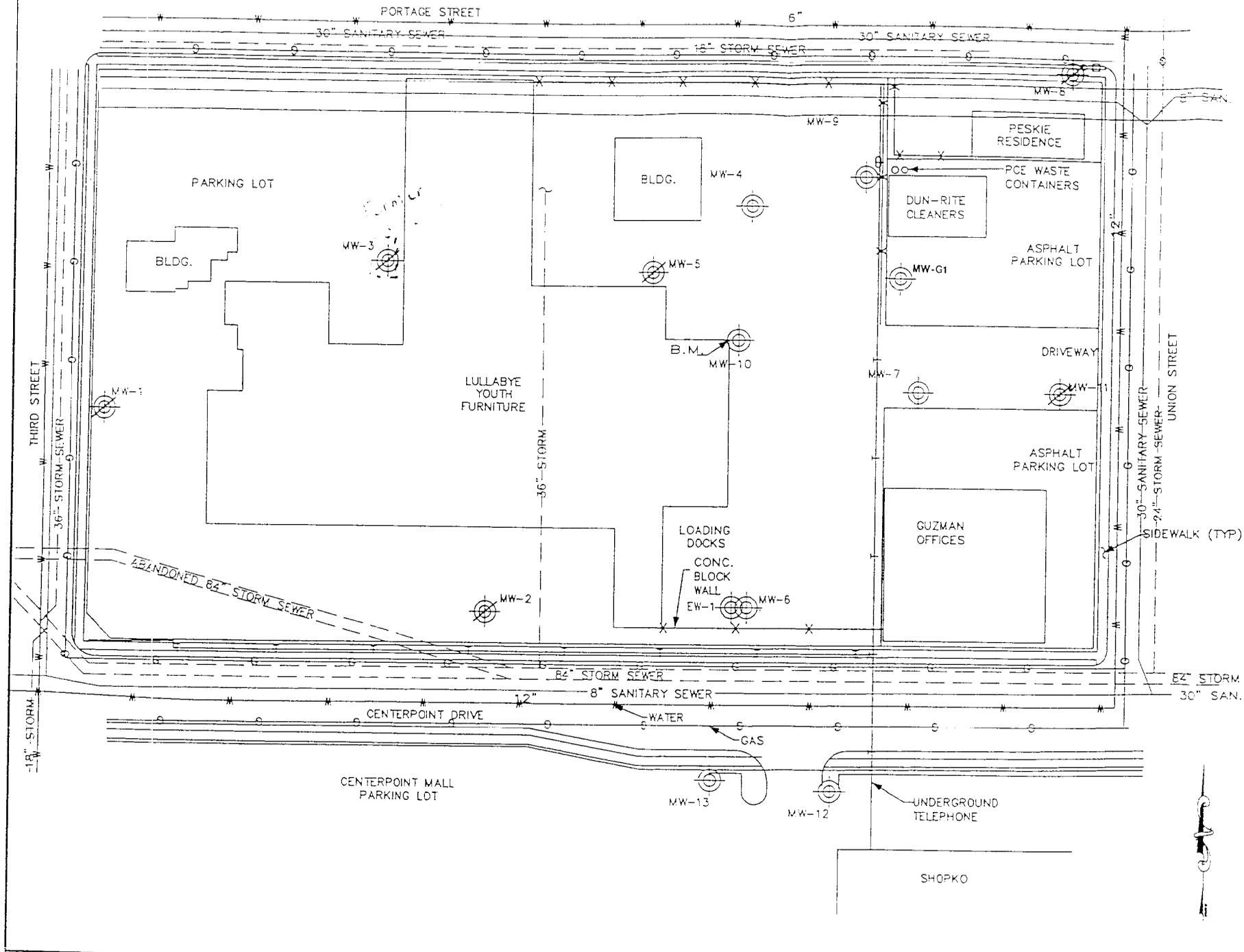
SCALE 1:24000



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

RUST ENVIRONMENT &
INFRASTRUCTURE

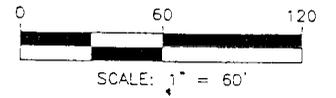
FIGURE I
LOCATION MAP
LULLABYE YOUTH FURNITURE SITE
STEVENS POINT, WISCONSIN
PREMIER PLATING CORP.



LEGEND:

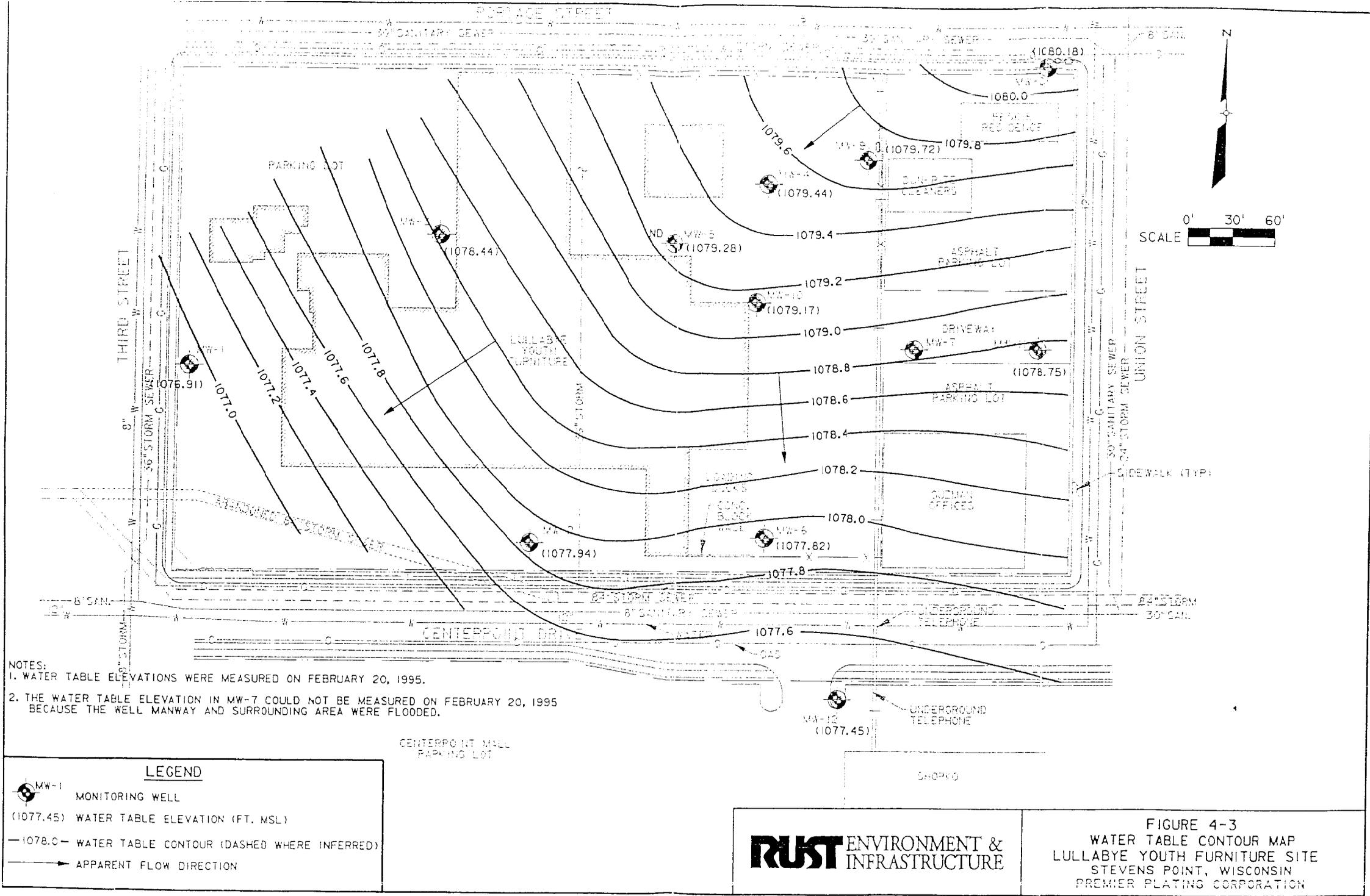
-  MW-1 MONITORING WELL
-  MW-1 ABANDONED MONITORING WELL

NOTE: WELLS MW-1, MW-2, MW-3, MW-5, MW-8, MW-11 WERE ABANDONED ON MARCH 13, 1996.



DUNRITE/LULLABYE SITE STEVENS POINT, WISCONSIN	
SITE LAYOUT	
DRN. BY JMN	PROJ. NO. 31760-001
DATE NOVEMBER 1996	 DAMES & MOORE
CHK. BY KBR	
DATE	

C:\pwworking\dmw\1996\11\1196001.dwg



NOTES:
 1. WATER TABLE ELEVATIONS WERE MEASURED ON FEBRUARY 20, 1995.
 2. THE WATER TABLE ELEVATION IN MW-7 COULD NOT BE MEASURED ON FEBRUARY 20, 1995 BECAUSE THE WELL MANWAY AND SURROUNDING AREA WERE FLOODED.

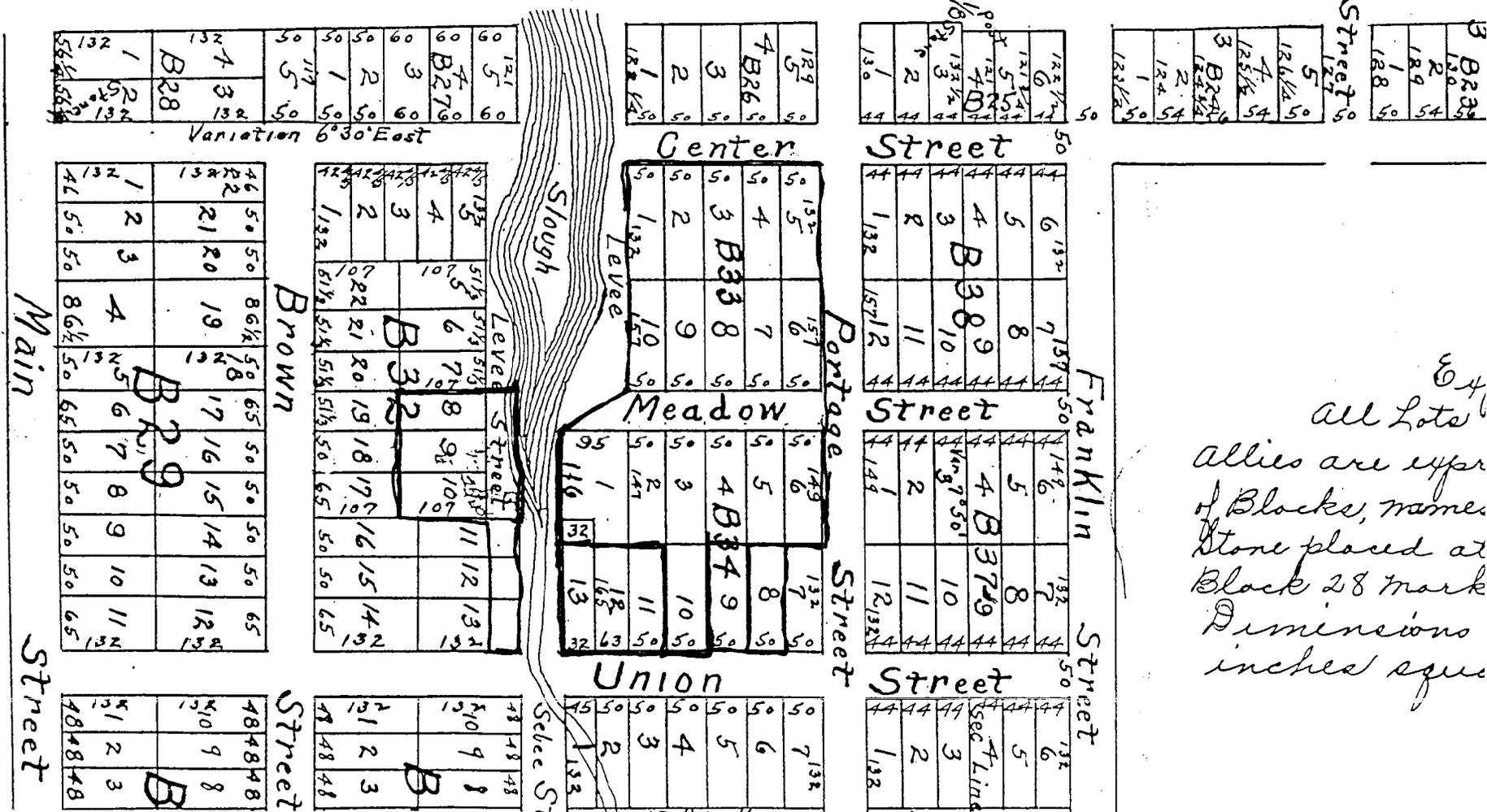
LEGEND	
	MW-1 MONITORING WELL
(1077.45)	WATER TABLE ELEVATION (FT. MSL)
-1078.0-	WATER TABLE CONTOUR (DASHED WHERE INFERRED)
	APPARENT FLOW DIRECTION

RUST ENVIRONMENT & INFRASTRUCTURE

FIGURE 4-3
 WATER TABLE CONTOUR MAP
 LULLABYE YOUTH FURNITURE SITE
 STEVENS POINT, WISCONSIN
 PREMIER PLATING CORPORATION

VALENTINE BROWN'S ADDITION TO THE VILLAGE OF STEVENS POINT

Note
Two lots numbered 5
in block 32



Washington Street

Ex
all Lots
allies are upper
of Blocks, names
Stone placed at
Block 28 mark
Dimensions
inches square



258186

In Witness Whereof, the said grantor has hereunto set her hand and seal this 3rd day of March, A. D., 19 66.

Signed and Sealed in Presence of

Norman L. Wanta
Norman L. Wanta

Mary Bialas
Mary Bialas

State of Wisconsin,
Portage County, ss.

Mary B. Rybicki (SEAL)
Mary B. Rybicki
a/k/a Mary Rybicki (SEAL)

PORTAGE COUNTY, WIS. (SEAL)

Received for Record this 11 day of March
A. D. 19 66 at 11:15 o'clock A. M. and
Recorded in Vol. 214 of Rec. on page 260 (SEAL)

Lillian A. Haka
Register of Deeds
Stephania Jakusz Deputy

Personally came before me, this 3rd day of March, A. D., 19 66.
the above named Mary B. Rybicki a/k/a Mary Rybicki
to me known to be the person who executed the foregoing instrument and acknowledged the same

Norman L. Wanta
Norman L. Wanta
Notary Public, Portage County, Wis.
My commission expires is permanent, D. 19 66.

Drafted by Norman L. Wanta, Attorney at Law, Stevens Point, Wisconsin

(N.B.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

PENDING SITE CLOSURE/LULLABYE INC.
BRRTS, ID #0250000527
1017 3RD STREET, STEVENS POINT, WISCONSIN

LEGAL DESCRIPTIONS:

1. City of Stevens Point:

The following described property in Block 32 of Valentine Brown's Addition to the City of Stevens Point, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 24 North , Range 8 East, City of Stevens Point, Portage County, Wisconsin:

All of Lots 8, 9 and 10; and
The north 60 feet of Lots 11, 12 and 13;

and

A parcel of land immediately to the north of the said Block 32 consisting of that portion of Levee Street, now vacated, situated immediately to the north of the said Lots 8, 9, 10, 11, 12 and 13, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

END OF DESCRIPTION.

Parcel Number per City Assessor's Office: 32202962

2. James and Geraldine Guzman:

Lots 9, 11, 12, and the East 132 feet of Lot 13, all in Block 34 of Valentine Brown's Addition to the City of Stevens Point, Portage County, Wisconsin.

END OF DESCRIPTION.

Tax Key Numbers: 2408-32-2002-07 and 2408-32-2002-05

3. Ronald Hanson:

Lot 8 of Block 34 of Valentine Brown's Addition to the City of Stevens Point, Portage County, Wisconsin.

END OF DESCRIPTION.

Tax Key Number: 2408-32-2002-06

PENDING SITE CLOSURE/LULLABYE INC.
BRRTS, ID #0250000527
1017 3RD STREET, STEVENS POINT, WISCONSIN

LEGAL DESCRIPTIONS
PAGE 2

4. Premier Plating Corporation:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 33 of Valentine Brown's Addition to the City of Stevens Point, Wisconsin;

Part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Wisconsin, described as follows, to-wit: Commencing on the East line of North Third Street at the southwest corner of Block 33 of Valentine Brown's Addition; thence South along said East line of North Third Street 95 feet, more or less, to a point; thence easterly 289 feet, more or less, to a point directly South from the southeast corner of said Block 33 of Valentine Brown's Addition; thence northerly 95 feet, more or less, to the southeast corner of Block 33 of said Valentine Brown's Addition; thence West along the South line of said Block 33, 289 feet, more or less, to the place of beginning, EXCEPT that part conveyed to the City of Stevens Point in Volume 443 of Micro-Records, page 116.

All that part of Meadow Street, now vacated, bounded on the East by Lots 1, 2, 3, 4, 5 and 6 in Block 34 of Valentine Brown's Addition, and bounded on the West by Lots 6, 7, 8, 9 and 10 in Block 33 of Valentine Brown's Addition and the southerly extension of the West line of said Block 33 to the North line of former Briggs Street; AND

Lots 1, 2, 3, 4, 5, 6, 10, and the West 33 feet of Lot 13, all in Block 34 of Valentine Brown's Addition to the City of Stevens Point, Wisconsin.

Tax Key Number: 281-2408-32-2003-01

END OF DESCRIPTION.

573676

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 descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

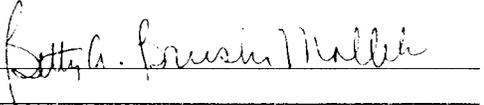
By signing this document, Mayor Gary Wescott asserts that he is duly authorized to sign this document on behalf of the City of Stevens Point.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 14th day of April, 2000.

CITY OF STEVENS POINT

By: 
Its: MAYOR
Print Name: GARY WESCOTT

Subscribed and sworn before me
this 14 day of April, 2000.


Notary Public
My Commission Expires: 4/28/02

This document was drafted by Attorney Gary Dreier, Stevens Point, WI

573676

EXHIBIT A

The following described property in Block 32 of Valentine Brown's Addition to the City of Stevens Point, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 24 North , Range 8 East, City of Stevens Point, Portage County, Wisconsin:

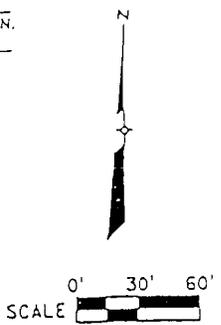
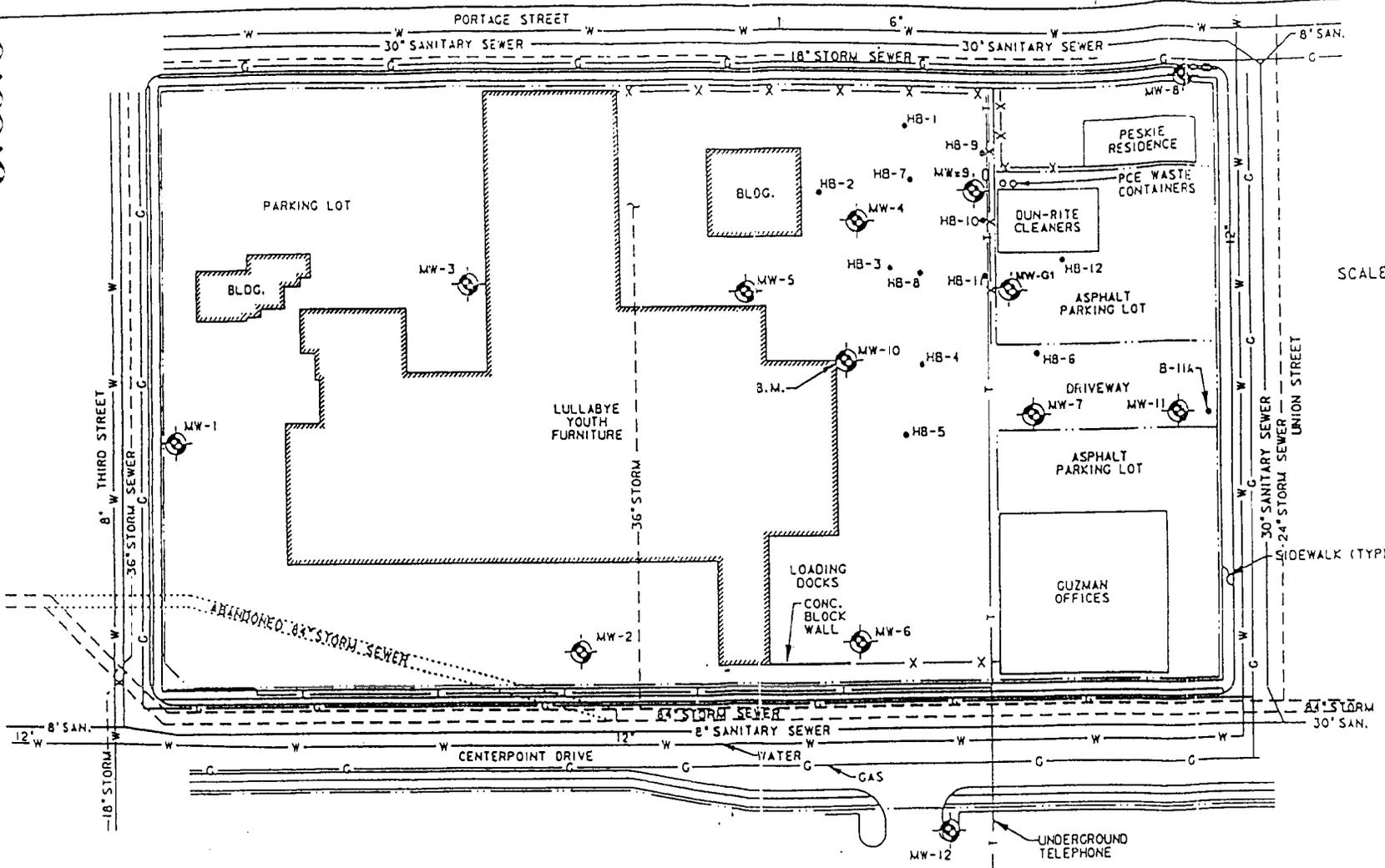
All of Lots 8, 9 and 10; and
The north 60 feet of Lots 11, 12 and 13;

and

A parcel of land immediately to the north of the said Block 32 consisting of that portion of Levee Street, now vacated, situated immediately to the north of the said Lots 8, 9, 10, 11, 12 and 13, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

END OF DESCRIPTION.

573676



LEGEND

	MW-1	MONITORING WELL
	HB-1	SOIL BORING
	X	FENCE
	- - -	PROPERTY LINE

NOTE:
BENCH MARK ELEVATION IS 1,086.31' MSL
ON THE PAINT MARK AT THE BASE OF THE
SUPPORTING POLE AT THE NORTHEAST CORNER
OF THE OPEN AIR STORAGE AREA.

RUST ENVIRONMENT & INFRASTRUCTURE

Exhibit B

FIGURE 3-1
SITE PLAN
LULLABYE YOUTH FURNITURE SITE
STEVENS POINT, WISCONSIN

573677

Document Number

GROUNDWATER USE RESTRICTION AND DEED NOTICE

REGISTER'S OFFICE PORTAGE COUNTY, WI RECEIVED FOR RECORD

MAY 08 2000

TIME: 10:00 AM

CYNTHIA A. WISINSKI REGISTER OF DEEDS pd 18-

Declaration of Restrictions

In Re: Property in the City of Stevens Point described on attached Exhibit A.

STATE OF WISCONSIN)) ss COUNTY OF PORTAGE)

WHEREAS, Premier Plating Corporation, a Wisconsin corporation, is the owner of the above-described property.

WHEREAS, one or more PCE (tetrachloroethene) discharges have occurred on this property. PCE contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property at the following location(s) on the following date(s): 1. at monitoring well 7 (MW-7 on the accompanying site map - Exhibit B) at 19 parts per billion on August 6, 1998; 2. at monitoring well 9 (MW-9 on the accompanying site map - Exhibit B) at 12 parts per billion on August 6, 1998; and 3. at monitoring well 10R (MW-10 on the accompanying site map - Exhibit B) at 20 parts per billion on August 6, 1998.

WHEREAS, residual PCE soil contamination exists on the above-described property in the area shown on Exhibit C.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate soil contamination and groundwater contamination exceeding ch. NR 140, Wis. Adm. Code, groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOTICE is hereby given that if soil is excavated from the area shown on Exhibit C in the future, the soil will have to be sampled and analyzed, and treatment or disposal as a solid or hazardous waste may be required.

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 limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or

Recording Area

Return To:

First Law Group SC 2900 Hoover Avenue, Suite A Stevens Point WI 54481-5607

Parcel Identification Number (PIN)

573677

reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this Groundwater Use Restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

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 descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

By signing this document, Robert L. Berard asserts that he is duly authorized to sign this document on behalf of Premier Plating Corporation.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 3rd day of March, 2000.

PREMIER PLATING CORPORATION

By: Robert L. Berard
Its President

Print Name: Robert L. Berard

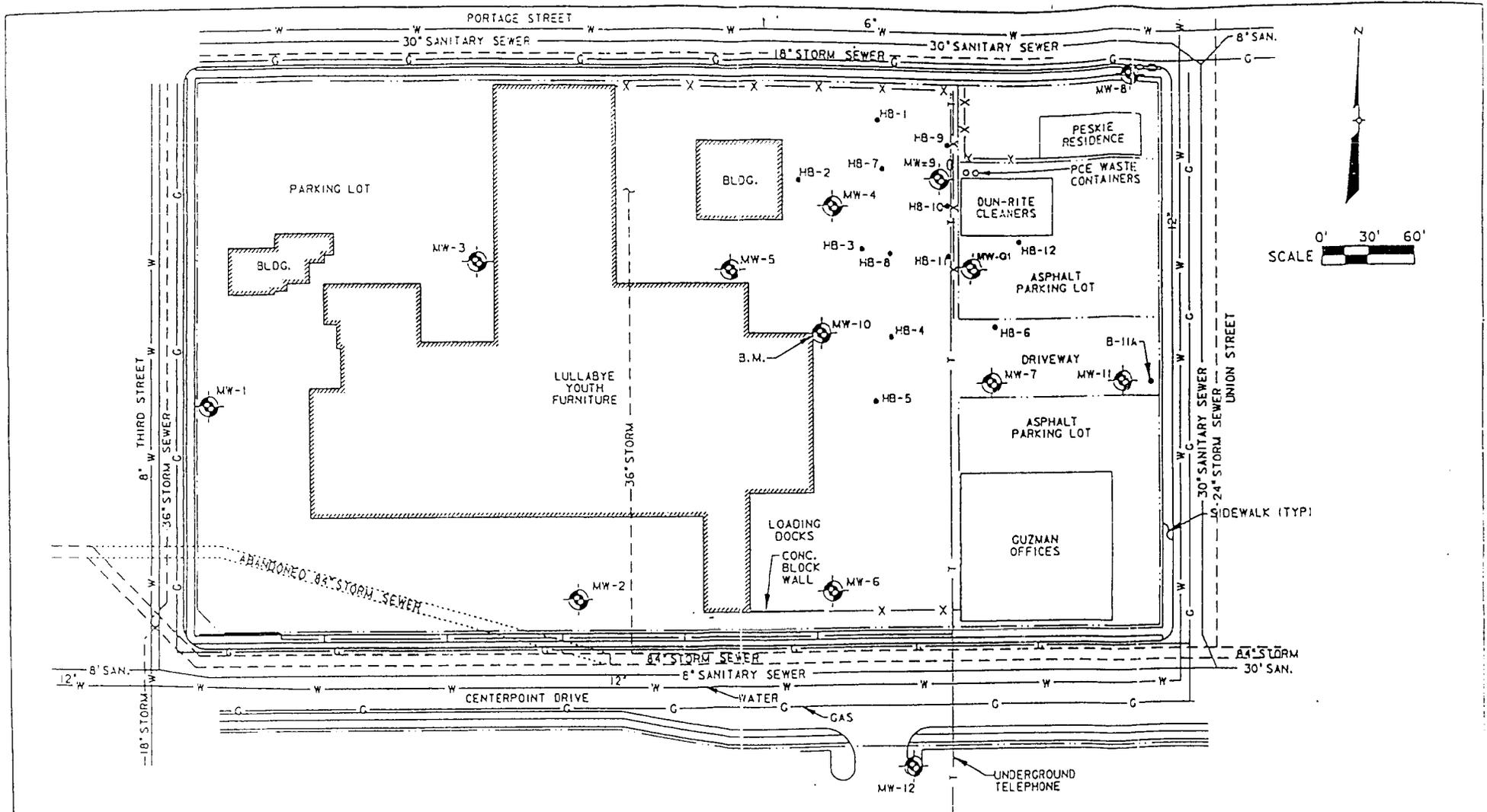
Subscribed and sworn before me
this 3rd day of March, 2000.

Mary J. Drew
Gary L. Dreier
Notary Public
My Commission Expires: is permanent

This document was drafted by Attorney Gary Dreier, Stevens Point, WI.

573677

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 33 of Valentine Brown's Addition to the city of Stevens Point, Wisconsin. Part of the NE1/4 of the NW1/4 of Section 32, Township 24 North, Range 8 East, in the city of Stevens Point, Wisconsin, described as follows, to-wit: Commencing on the East line of North 3rd Street at the Southwest corner of Block 33 of Valentine Brown's Addition to city of Stevens Point, Wisconsin; thence South along the East line of North Third Street about 95 feet to what would be the North line of Briggs Street, if extended directly West from Union Street, thence East along the said North line of Briggs Street, if extended, a distance of 289 feet to the West line of Meadow Street, if extended, thence North along the West line of Meadow Street, if extended, about 95 feet to the Southeast corner of Block 33 of said Valentine Brown's Addition, thence West along the South line of said Block 33, 289 feet to the place of beginning. That part of what was formerly Meadow Street in the city of Stevens Point, Wisconsin, bounded upon the East by Lots 1, 2, 3, 4, 5 and 6 in Block 34 of said Valentine Brown's Addition and bounded on the West by Lots 6, 7, 8, 9 and 10 in Block 33 of Valentine Brown's Addition and the extension of the West line of said Block 33 to the North line of Briggs Street, if extended West from Union Street in said city of Stevens Point. Lots 1, 2, 3, 4, 5, 6, 10 and the West 33 feet of Lot 13, all in Block 34 of Valentine Brown's Addition to the city of Stevens Point, Wisconsin, EXCEPT that part of the NE1/4 of the NW1/4 of Section 32, Township 24 North, Range 8 East, conveyed to the city of Stevens Point, Wisconsin by deed recorded in Volume 443 of Micro-Records, page 116. All in Portage County, Wisconsin.
END OF DESCRIPTION.



LEGEND

	MW-1	MONITORING WELL
	HB-1	SOIL BORING
		FENCE
		PROPERTY LINE

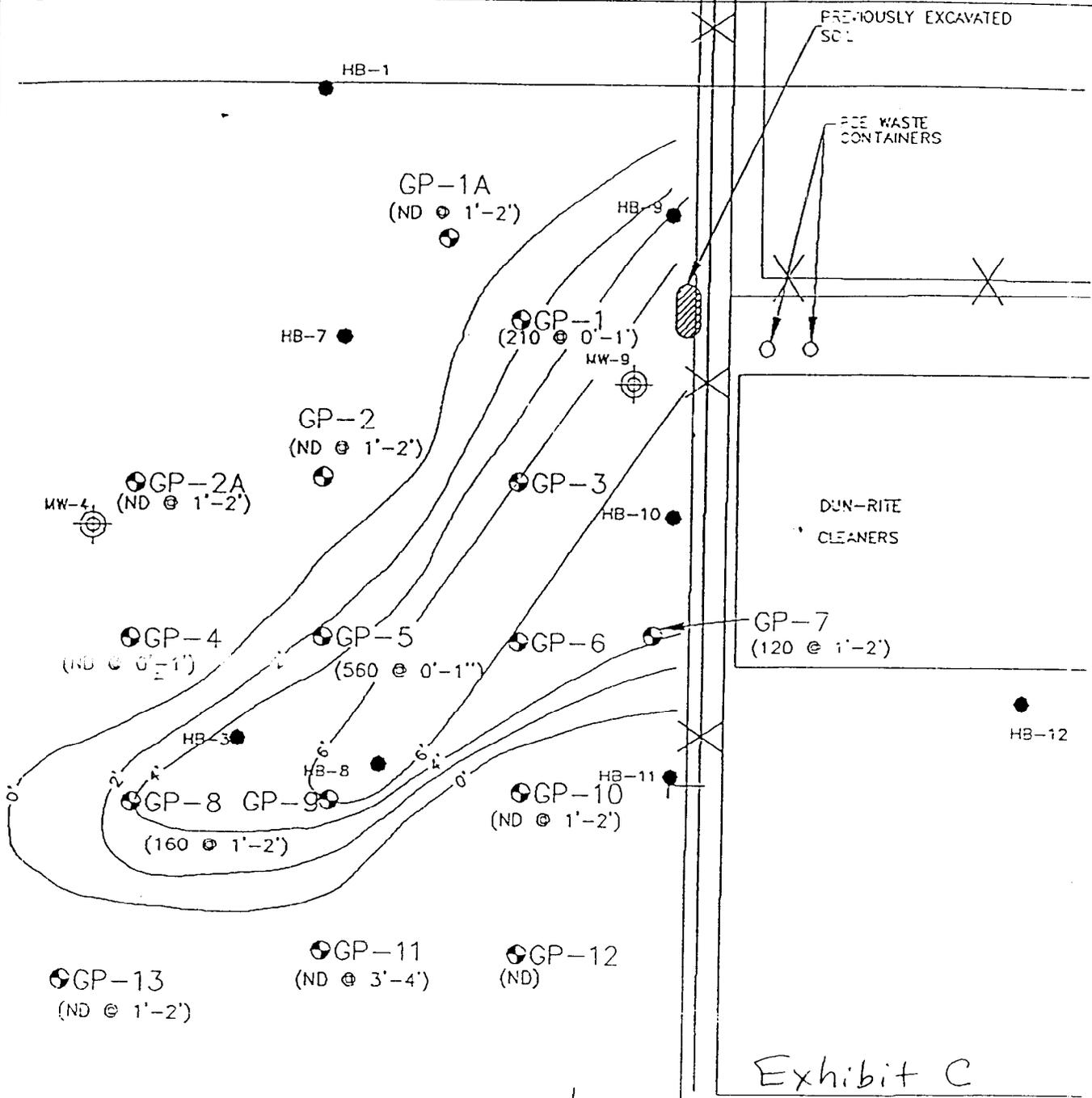
NOTE:
 BENCH MARK ELEVATION IS 1,086.31' MSL
 ON THE PAINT MARK AT THE BASE OF THE
 SUPPORTING POLE AT THE NORTHEAST CORNER
 OF THE OPEN AIR STORAGE AREA.

RUST ENVIRONMENT & INFRASTRUCTURE

Exhibit B

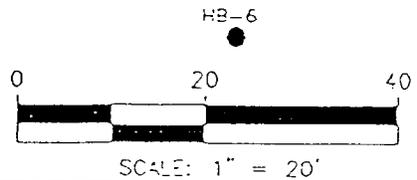
FIGURE 3-1
SITE PLAN
 LULLABYE YOUTH FURNITURE SITE
 STEVENS POINT, WISCONSIN

573677



LEGEND:

- GP-11 GEOPROBE SAMPLE LOCATION
- MW-4 EXISTING MONITORING WELL
- HB-4 RUST HAND BORING
- ND PCE NOT DETECTED
- (560 @ 0' - 1')
- (560 @ 0' - 1')
- PCE CONCENTRATION IN SOIL ($\mu\text{g/L}$) AT DEPTH IN FEET
- 6'— PROPOSED DEPTH OF EXCAVATION CONTOURS



DUNRITE/LULLABYE SITE STEVENS POINT, WISCONSIN	
FIGURE 4	
GEOPROBE SOIL SAMPLE LOCATIONS RESULTS, AND POSSIBLE AERIAL EXTENT FOR EXCAVATION	
DRN. BY IV	PROJ. NO. 31760-001
DATE NOVEMBER 1995	DAMES & MOORE

SUMMARY OF GROUNDWATER DATA THROUGH AUGUST 1998
Dun-Rite/Lullabye Youth Furniture
Stevens Point, Wisconsin
Page 1 of 8

Constituents (µg/L)	EW-1	MW-1	MW-2				MW-3	MW-4								PAL	ES	
	10/06/95	10/06/95	06/04/91	08/12/94	01/13/95	10/06/95	10/06/95	06/04/91	08/01/94	08/08/94	01/06/95	10/06/95	03/18/96	06/24/96	09/09/96			12/02/96
Methylene Chloride	1.3	3.3		2.3			1.6			2.4							0.5	5
Tetrachloroethene (PCE)	4.6								1.2								0.5	5
1,1,2-Trichloroethene																	0.5	5
1,3,5-Trimethylbenzene								1.3									--	--
1,2,4-Trimethylbenzene		1.6					1.3										--	--
n-Butylbenzene		2.1					4.8										--	--
Naphthalene		1.6															8	40
Bromodichloromethane																	0.06	0.6
Ethylbenzene																	140	700
Xylenes																	124	620
Chloroform	NA				0.6	6												
Benzene																	0.5	5.0
Trichloroethene																	0.5	5.0
p-Isopropyltoluene																	--	--
Toluene																	68.6	343
tert-Butylmethyl ether																	--	--

- Note:
- All concentrations are in µg/L.
 - Blank cells indicate non-detects.
 - PAL and ES exceedances are shaded
 - October 6, 1995 and after sampling conducted by Dames & Moore, previous sampling rounds conducted by RUST.
 - -- indicates that there is no PAL or ES criteria for these parameters.
 - Bracketed results indicate detection above the Limit of Detection but below the Limit of Quantitation.
 - NA indicates parameter not analyzed

SUMMARY OF GROUNDWATER DATA THROUGH AUGUST 1998
Dun-Rite/Lullabye Youth Furniture
Stevens Point, Wisconsin
Page 2 of 8

Constituents ($\mu\text{g/L}$)	MW-4 (dup)	MW-5		MW-6										PAL	ES	
	10/06/95	01/06/95	10/06/95	01/06/95	10/06/95	03/18/96	06/24/96	09/09/96	12/02/96	05/05/97	11/10/97	05/06/98	08/06/98			
Methylene Chloride															0.5	5
Tetrachloroethene (PCE)				7.7	17	4.2	4.3	4.0	2.0	0.46			<0.14>	0.5	5	
1,1,2-Trichloroethene														0.5	5	
1,3,5-Trimethylbenzene														--	--	
1,2,4-Trimethylbenzene														--	--	
n-Butylbenzene														--	--	
Naphthalene														8	40	
Bromodichloromethane														0.06	0.6	
Ethylbenzene														140	700	
Xylenes														124	620	
Chloroform	NA	NA	NA	NA	NA									NA	6	
Benzene														0.5	5.0	
Trichloroethene														0.5	5.0	
p-Isopropyltoluene														--	--	
Toluene														68.6	343	
Trichlorofluoromethane													<0.56>	2.2	--	

- Note:
- All concentrations are in $\mu\text{g/L}$.
 - Blank cells indicate non-detects.
 - PAL and ES exceedances are shaded
 - October 6, 1995 and after sampling conducted by Dames & Moore, previous sampling rounds conducted by RUST.
 - -- indicates that there is no PAL or ES criteria for these parameters.
 - Bracketed results indicate detection above the Limit of Detection but below the Limit of Quantitation.
 - NA indicates parameter not analyzed

SUMMARY OF GROUNDWATER DATA THROUGH AUGUST 1998
Dun-Rite/Lullabye Youth Furniture
Stevens Point, Wisconsin
Page 3 of 8

Constituents ($\mu\text{g/L}$)	MW-6 (dup)			MW-7										MW-7 (dup)	PAL	ES	
	06/24/96	09/09/96	12/02/96	01/06/95	10/06/95	03/18/96	06/24/96	09/09/96	12/02/96	05/05/97	11/10/97	05/06/98	08/06/98				08/06/98
Methylene Chloride					3.2											0.5	5
Tetrachloroethene (PCE)	3.6	4.8	1.9	50	30	25	7.3	24	22	15	14	19	19	19	0.5	5	
1,1,2-Trichloroethene				6.4	4.3	4.4									0.5	5	
1,3,5-Trimethylbenzene															--	--	
1,2,4-Trimethylbenzene															--	--	
n-Butylbenzene															--	--	
Naphthalene															8	40	
Bromodichloromethane															0.06	0.6	
Ethylbenzene															140	700	
Xylenes															124	620	
Chloroform				NA	NA										NA	6	
Benzene															0.5	5.0	
Trichloroethene							0.31	4.4	4.1	3.2	3.8	4.0	4.1	4.0	0.5	5.0	
p-Isopropyltoluene															--	--	
Toluene															68.6	343	
tert-Butylmethyl ether															--	--	

- Note:
- All concentrations are in $\mu\text{g/L}$.
 - Blank cells indicate non-detects.
 - PAL and ES exceedances are shaded
 - October 6, 1995 and after sampling conducted by Dames & Moore, previous sampling rounds conducted by RUST.
 - -- indicates that there is no PAL or ES criteria for these parameters.
 - Bracketed results indicate detection above the Limit of Detection but below the Limit of Quantitation.
 - NA indicates parameter not analyzed

SUMMARY OF GROUNDWATER DATA THROUGH AUGUST 1998
Dun-Rite/Lullabye Youth Furniture
Stevens Point, Wisconsin
Page 4 of 8

Constituents ($\mu\text{g/L}$)	MW-8		MW-9										MW-9 (dup)	PAL	ES	
	01/06/95	10/06/95	01/06/95	10/06/95	03/18/96	06/24/96	09/09/96	12/02/96	05/05/97	11/10/97	05/06/98	08/06/98	05/06/98			
Methylene Chloride															0.5	5
Tetrachloroethene (PCE)			37	82	15	230	30	14	15	10	8.8	12	15	0.5	5	
1,1,2-Trichloroethene														0.5	5	
1,3,5-Trimethylbenzene														--	--	
1,2,4-Trimethylbenzene														--	--	
n-Butylbenzene														--	--	
Naphthalene														8	40	
Bromodichloromethane														0.06	0.6	
Ethylbenzene														140	700	
Xylenes														124	620	
Chloroform	NA	NA	NA	NA										0.6	6	
Benzene														0.5	5.0	
Trichloroethene														0.5	5.0	
p-Isopropyltoluene														--	--	
Toluene														68.6	343	
Chloromethane												0.61	<0.25>	0.3	3	

- Note:
- All concentrations are in $\mu\text{g/L}$.
 - Blank cells indicate non-detects.
 - PAL and ES exceedances are shaded
 - October 6, 1995 and after sampling conducted by Dames & Moore, previous sampling rounds conducted by RUST.
 - -- indicates that there is no PAL or ES criteria for these parameters.
 - Bracketed results indicate detection above the Limit of Detection but below the Limit of Quantitation.
 - NA indicates parameter not analyzed

SUMMARY OF GROUNDWATER DATA THROUGH AUGUST 1998
Dun-Rite/Lullabye Youth Furniture
Stevens Point, Wisconsin
Page 5 of 8

Constituents (µg/L)	MW-10							MW-10 (dup)		MW-10R		MW-11		PAL	ES
	01/06/95	10/06/95	03/18/96	06/24/96	09/09/96	12/02/96	05/05/97	01/06/95	10/06/95	05/06/98	08/06/98	02/03/95	10/06/95		
Methylene Chloride		2											2.4	0.5	5
Tetrachloroethene (PCE)	94	6.3	2.4	1.6	5.6	13	3.0	100		19	20			0.5	5
1,1,2-Trichloroethene														0.5	5
1,3,5-Trimethylbenzene														--	--
1,2,4-Trimethylbenzene														--	--
n-Butylbenzene														--	--
Naphthalene														8	40
Bromodichloromethane														0.06	0.6
Ethylbenzene														140	700
Xylenes														124	620
Chloroform	NA	NA						NA	NA			NA	NA	0.6	6
Benzene			0.98											0.5	5.0
Trichloroethene						1.8	<0.34>			2.4	3.6			0.5	5.0
p-Isopropyltoluene														--	--
Toluene														68.6	343
tert-Butylmethyl ether														--	--

- Note:
- All concentrations are in µg/L.
 - Blank cells indicate non-detects.
 - PAL and ES exceedances are shaded
 - October 6, 1995 and after sampling conducted by Dames & Moore, previous sampling rounds conducted by RUST.
 - -- indicates that there is no PAL or ES criteria for these parameters.
 - Bracketed results indicate detection above the Limit of Detection but below the Limit of Quantitation.
 - NA indicates parameter not analyzed

SUMMARY OF GROUNDWATER DATA THROUGH AUGUST 1998
Dun-Rite/Lullabye Youth Furniture
Stevens Point, Wisconsin
Page 6 of 8

Constituents ($\mu\text{g/L}$)	MW-12										MW-12 (dup)			PAL	ES
	02/03/95	10/06/95	03/18/96	06/24/96	9/09/96	12/02/96	05/05/97	11/10/97	05/06/98	08/06/98	02/03/95	10/06/95	05/05/97		
Methylene Chloride		1.4												0.5	5
Tetrachloroethene (PCE)	10	3.1	3.6		9.5	8.4	24	6.9	4.7	7.5	9.2		18	0.5	5
1,1,2-Trichloroethene														0.5	5
1,3,5-Trimethylbenzene							<0.26>							--	--
1,2,4-Trimethylbenzene														--	--
n-Butylbenzene														--	--
Naphthalene														8	40
Bromodichloromethane														0.06	0.6
Ethylbenzene														140	700
Xylenes														124	620
Chloroform	NA	NA									NA	NA		0.6	6
Benzene														0.5	5.0
Trichloroethene							<0.15>			0.51			<0.15>	0.5	5.0
p-Isopropyltoluene							<0.29>							--	--
Toluene														68.6	343
tert-Butylmethyl ether														--	--

- Note:
- All concentrations are in $\mu\text{g/L}$.
 - Blank cells indicate non-detects.
 - PAL and ES exceedances are shaded
 - October 6, 1995 and after sampling conducted by Dames & Moore, previous sampling rounds conducted by RUST.
 - -- indicates that there is no PAL or ES criteria for these parameters.
 - Bracketed results indicate detection above the Limit of Detection but below the Limit of Quantitation.
 - NA indicates parameter not analyzed

SUMMARY OF GROUNDWATER DATA THROUGH AUGUST 1998
Dun-Rite/Lullabye Youth Furniture
Stevens Point, Wisconsin
Page 7 of 8

Constituents ($\mu\text{g/L}$)	MW-13								MW-13 (dup)	MW-14				PAL	ES
	03/18/96	06/24/96	09/09/96	12/02/96	05/05/97	11/10/97	05/06/98	08/06/98	03/18/96	07/25/97	11/10/97	05/06/98	08/06/98		
Methylene Chloride														0.5	5
Tetrachloroethene (PCE)	3.9	1.7	5.6	3.5	2.0	1.2		0.38	1.4		0.46			0.5	5
1,1,2-Trichloroethene														0.5	5
n-Butylbenzene											<0.15>			--	--
Naphthalene										0.90	1.3			8	40
Bromodichloromethane														0.06	0.6
Ethylbenzene														140	700
Xylenes														124	620
Chloroform														0.6	6
Benzene														0.5	5.0
Trichloroethene										<0.41>	<0.31>			0.5	5.0
Toluene														68.6	343
tert-Butylmethyl ether			1.6											--	--
sec-Butylbenzene										1.3	0.69	0.76	0.48	--	--
cis-1,2-Dichloroethene										0.77	0.42	<0.26>	<0.26>	7	70
Isopropylbenzene											<0.24>			--	--

- Note:
- All concentrations are in $\mu\text{g/L}$.
 - Blank cells indicate non-detects.
 - PAL and ES exceedances are shaded
 - October 6, 1995 and after sampling conducted by Dames & Moore, previous sampling rounds conducted by RUST.
 - -- indicates that there is no PAL or ES criteria for these parameters.
 - Bracketed results indicate detection above the Limit of Detection but below the Limit of Quantitation.
 - NA indicates parameter not analyzed

SUMMARY OF GROUNDWATER DATA THROUGH AUGUST 1998
Dun-Rite/Lullabye Youth Furniture
Stevens Point, Wisconsin
Page 8 of 8

Constituents ($\mu\text{g/L}$)	MW-G1		Field Blank					Trip Blank						PAL	ES			
	05/06/97	09/11/98	01/06/95	02/03/95	06/24/96	09/09/96	12/02/96	01/06/95	02/02/95	06/24/96	09/09/96	12/02/96	05/05/97			11/10/97	05/06/98	08/06/98
Methylene Chloride																	0.5	5
Tetrachloroethene (PCE)	24	24															0.5	5
1,1,2-Trichloroethene																	0.5	5
1,3,5-Trimethylbenzene																	--	--
1,2,4-Trimethylbenzene																	--	--
n-Butylbenzene																	--	--
Naphthalene																	8	40
Bromodichloromethane			1														0.06	0.6
Ethylbenzene				3.4													140	700
Xylenes				17													124	620
Chloroform			1	2.8				NA	NA								0.6	6
Benzene																	0.5	5.0
Trichloroethene	0.3	2.0															0.5	5.0
p-Isopropyltoluene					0.40												--	--
Toluene					0.62		0.54										68.6	343
tert-Butylmethyl ether						0.63											--	--

- Note:
- All concentrations are in $\mu\text{g/L}$.
 - Blank cells indicate non-detects.
 - PAL and ES exceedances are shaded
 - October 6, 1995 and after sampling conducted by Dames & Moore, previous sampling rounds conducted by RUST.
 - -- indicates that there is no PAL or ES criteria for these parameters.
 - Bracketed results indicate detection above the Limit of Detection but below the Limit of Quantitation.
 - NA indicates parameter not analyzed



FIRST LAW GROUP_{sc}
A Limited Liability Service Corporation

2900 Hoover Avenue, Suite A
Stevens Point,
Wisconsin 54481-5678

Telephone 715-341-7855
Facsimile 715-341-7255
E-mail dreier@firstlawgroup.com

Gary L. Dreier
Attorney at Law
*Certified Civil Trial Lawyer
by National Board of Trial Advocacy*

Sherrie Lancour
Legal Assistant

RECEIVED

AUG 27 2002

August 26, 2002

Lisa Gutknecht
Wisconsin Department of
Natural Resources
5301 Rib Mountain Drive
Wausau WI 54401

RECEIVED
AUG 27 2002

**PENDING SITE CLOSURE/LULLABYE INC.
BRRTS, ID #0250000527
1017 3RD STREET, STEVENS POINT, WISCONSIN**

Dear Lisa:

I enclose:

1. A copy of the letter sent to all owners of properties with groundwater exceeding ES's including the City of Stevens Point, James and Geraldine Guzman and Ronald Hansen, including enclosures;
2. A statement by me confirming that the legal descriptions are complete and accurate to the best of my knowledge;
3. A draft in the sum of \$250.00 payable to the Department of Natural Resources.

Please enter the properties on the GIS registry and confirm closure of this site after doing so.

If you need anything further from me to register the affected properties on the GIS registry, please let me know. Thank you.

Very truly yours,

FIRST LAW GROUP S.C.
A limited liability service corporation

Gary L. Dreier

GLD:eh

Enclosures



FIRST LAW GROUP^{sc}
A Limited Liability Service Corporation

2900 Hoover Avenue, Suite A
Stevens Point,
Wisconsin 54481-5678

Telephone 715-341-7855
Facsimile 715-341-7255
E-mail dreier@firstlawgroup.com

Gary L. Dreier
Attorney at Law
Certified Civil Trial Lawyer
by National Board of Trial Advocacy

Sherrie Lancour
Legal Assistant

August 26, 2002

James Guzman and Geraldine Guzman
1700 Rose Court
Plover WI 54467

James Guzman and Geraldine Guzman
1024 Union Street
Stevens Point WI 54481

Dear James and Geraldine:

Groundwater contamination that appears to have originated on the property located at the former Lullabye Furniture site having a street address of 1017 Third Street, Stevens Point, Wisconsin has migrated onto your property at 1100 Centerpoint Drive, Stevens Point, Wisconsin and 1024 Union Street, Stevens Point, Wisconsin. The levels of PCE (tetrachloroethene) contamination in the groundwater on your property are above the state groundwater enforcement standards found in Chapter NR140, Wisconsin Administrative Code. However, the environmental consultant who has investigated this contamination has informed me that this groundwater contaminant plume is stable and receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR726, Wis. Adm. Code, and I have asked Department of Natural Resources to accept natural attenuation as the final remedy for this site. They conditionally closed this site on July 8, 1999. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

I have been advised that since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleaning of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. The Department of Natural Resources reiterated the same information to you in their "Liability Exemption for Groundwater Contaminated by an Off-site Source" determination letter dated December 1, 1998.

As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not have been granted for this site. If you would like to submit any information to the Department of Natural Resources

James and Geraldine Guzman
August 26, 2002
Page 2

that is relevant to this closure, you should mail that information to: Lisa Gutknecht, Department of Natural Resources, 5301 Rib Mountain Drive, Wausau, WI 54401.

All properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case closed. This GIS Registry will be available to the general public on the Department's Internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8522) if your property is located outside the service area of a municipally owned water system, or contact the Drinking Water program within the Department if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

You may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency at the address listed above or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 2900 Hoover Avenue, Suite A, Stevens Point, Wisconsin 54481 or you may contact Ms. Lisa Gutknecht at (715) 359-6514.

Very truly yours,

FIRST LAW GROUP S.C.

A limited liability service corporation



Gary L. Dreier

GLD/gr
Enclosure (deed and legal description)
Cc: Lisa Gutknecht
Robert Berard

EXHIBIT A

Lots 9, 11, 12, and the East 132 feet of Lot 13, all in Block 34 of Valentine Brown's Addition to the City of Stevens Point, Portage County, Wisconsin.

DOCUMENT NO
DE-001
383506

STATE BAR OF WISCONSIN FORM 2-1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

Vol 462 FILE 528

Sylvester Groshek and Helen Groshek, husband and wife

PORTAGE COUNTY, WIS.
Received this 20th day of May
A.D. 19 85 at 8:00 o'clock A.M.
Recorded in Vol. 462 of
Micro Records page 528.

conveys and warrants to James P. Guzman and Geraldine J. Guzman, husband and wife as tenants in common

JOHN R. THOMAS
Notary Public

Refund to Jerome R. Kopp
The First National Bank
1245 Main Street, Box 8
Stevens Point, WI 54481

the following described real estate in Portage County,
State of Wisconsin:

Lot 9 in Block 34 of Valentine Brown's Addition
to the City of Stevens Point, Wisconsin.

Tax Parcel No: _____

TRANSFER
\$ 120.00
FEE

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

Exception to Warranties:
Subject to covenants, conditions, easements, restrictions and
reservations of record.

Dated this 15th day of May 19 85

(SEAL) Sylvester Groshek (SEAL)

(SEAL) Sylvester Groshek (SEAL)

(SEAL) Helen Groshek (SEAL)

(SEAL) Helen Groshek (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN

authenticated this _____ day of _____ 19 _____

Portage _____ County } 55

Personally came before me this 15th day of
May 19 85 the above named
Sylvester Groshek and
Helen Groshek

TITLE MEMBER STATE BAR OF WISCONSIN

(If not
authorized by § 706.09, Wis. Stats.)
THIS INSTRUMENT WAS DRAFTED BY

Robert D. Reid
Attorney at Law
Stevens Point, WI 54481

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

to me known to be the person 9/ who executed the
foregoing instrument and he/she/they know the name

Jerome R. Kopp
Notary Public Portage County Wis
My Commission expires 12/22 19 81
date _____ 19 85

DOCUMENT NO.
DE-001

STATE BAR OF WISCONSIN FORM 7 - 1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

382896

Vol 461 page 674

This Deed, made between DIANE M. KITOWSKI a/k/a
DIANE KITOWSKI, the surviving wife of William N
Kitowski,

PORTAGE COUNTY, WIS.
Received this 24th day of April
1985 at 8:30 AM
Recorded in Vol. 461 of
the Records page 674
John J. Haka
Register of Deeds

and JAMES P. GUZMAN and GERALDINE J. GUZMAN,
husband and wife as tenants in common

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration
One (\$1,001) dollar and other good and valuable
consideration conveys to Grantee the following described real estate in Portage
County, State of Wisconsin:

Pd. \$4.00

RETURNED TO
Guzman Corp
518 West St. H.F.

Lot 11 in Block 34 of Valentine Brown's
Addition to the City of Stevens Point, Portage
County, Wisconsin, located at 1032 Union Street, Stevens Point, Wisconsin

Tax Parcel No:

TRANSFER
\$ 165.00
FEE

The Grantor shall have possession of the above-described
premises, rent-free, until June 1, 1985.

This is homestead property.
(8) (10) (107)

Together with all and singular the hereditaments and appurtenances thereto belonging:
And DIANE M. KITOWSKI a/k/a DIANE KITOWSKI
warrants that the title is good, infeasible in fee simple and free and clear of encumbrances except
None

and will warrant and defend the same

Dated this 22nd day of April, 1985

(SEAL) *Diane M. Kitowski* (SEAL)
DIANE M. KITOWSKI
(SEAL) *D* (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)
.....
authenticated this .. day of .. 19 ..

STATE OF WISCONSIN
PORTAGE County } ss.
Personally came before me this 22nd day of
April, 1985, the above named
DIANE M. KITOWSKI a/k/a DIANE
KITOWSKI, the surviving wife of
William N. Kitowski

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

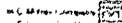
to me known to be the person who executed the
foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY
JOHN J. HAKA, Attorney at Law
Stevens Point, Wisconsin

John J. Haka
JOHN J. HAKA
Notary Public, Portage County, Wis.
My Commission is permanent and its expiration
is not necessary.

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

*Names of persons signing this instrument shall be typed in printed letters below their signatures.



DOCUMENT NO.

383507
DE-001

STATE BAR OF WISCONSIN FORM 2-1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

Vol. 462 and 529

PORTAGE COUNTY, WIS.
Received this 20th day of May
A.D. 1985 at 8:00 o'clock AM.
Recorded in Vol. 462 of
Micro-Records page 529.

JOHN R. THOMAS

Register of Deeds

Arlo... Deputy

Pd. \$4.00

Jackie L. Shortt and Janice M. Shortt,
husband and wife

conveys and warrants to James P. Guzman and
Geraldine J. Guzman, husband and wife
as tenants in common

The following described real estate in Portage County,
State of Wisconsin:

RETURN TO Jerome R. Kopp
The First National Bank
1245 Main Street, Box 8
Stevens Point, WI 54481

Tax Parcel No: _____

All of Lot 12 and the East 132 feet of Lot 13 in
Block 34 of Valentine Brown's Addition to the City of
Stevens Point, Wisconsin.

TRANSFER
\$ 225.00
FEE

This is not homestead property
(is) (is not)

Exception to Warranties
Subject to covenants, conditions, easements, restrictions
and reservations of record.

Dated this 15th day of May 19 85

(SEAL) *Jackie L. Shortt* (SEAL)

Jackie L. Shortt

(SEAL) *Janice M. Shortt* (SEAL)

Janice M. Shortt

AUTHENTICATION

Signatures:

authenticated this _____ day of _____, 19 _____

ACKNOWLEDGMENT

STATE OF WISCONSIN

Portage County

Personally came before me this 15th day of May 19 85 the above named

Jackie L. Shortt
and Janice M. Shortt

TITLE MEMBER STATE BAR OF WISCONSIN

is not
authorized by § 706.06, Wis. Stats.
This instrument was drafted by
Robert D. Reid
Attorney at Law
Stevens Point WI 54481

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

to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jerome R. Kopp
Notary Public Portage County, Wis.
My Commission is permanent if not state official
will expire 12/31/87



FIRST LAW GROUP^{sc}
A Limited Liability Service Corporation

2900 Hoover Avenue, Suite A
Stevens Point,
Wisconsin 54481-5678

Gary L. Dreier
Attorney at Law
Certified Civil Trial Lawyer
by National Board of Trial Advocacy

Telephone 715-341-7855
Facsimile 715-341-7255
E-mail dreier@firstlawgroup.com

Sherrie Lancour
Legal Assistant

August 26, 2002

City of Stevens Point
c/o Louis Molepske, City Attorney
1525 Church Street
Stevens Point, WI 54481

RECEIVED
AUG 27 2002

Dear Mr. Molepske:

Groundwater contamination that appears to have originated on the property located at the former Lullabye Furniture site having a street address of 1017 Third Street, Stevens Point, Wisconsin has migrated onto the City of Stevens Points' property at 1201 Third Court, Stevens Point, Wisconsin. The levels of PCE (tetrachloroethene) contamination in the groundwater on such property are above the state groundwater enforcement standards found in Chapter NR140, Wisconsin Administrative Code. However, the environmental consultant who has investigated this contamination has informed me that this groundwater contaminant plume is stable and receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR726, Wis. Adm. Code, and I have asked Department of Natural Resources to accept natural attenuation as the final remedy for this site. They conditionally closed this site on July 8, 1999. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on the City's property, neither the City nor subsequent owners of this property will be held responsible for investigation or cleaning of this groundwater contamination, as long as the City and any subsequent owners of this property comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to the property for environmental investigation or cleanup if access is required. The Department of Natural Resources reiterated the same information to you in their "Liability Exemption for Groundwater Contaminated by an Off-site Source" determination letter dated December 1, 1998.

As an affected property owner, the City has the right to contact the Department to provide any technical information that it may have that indicates that closure should not have been granted for this site. If the City would like to submit any information to the Department of Natural Resources that is relevant to this closure, you should mail that information to: Lisa Gutknecht, Department of Natural Resources, 5301 Rib Mountain Drive, Wausau, WI 54401.

City of Stevens Point
Louis Molepske
August 26, 2002
Page 2

All properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case closed. This GIS Registry will be available to the general public on the Department's Internet web site. Please review the enclosed legal description of the City's property, and notify me within the next 30 days if the legal description is incorrect.

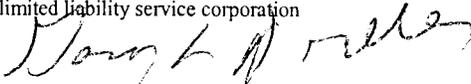
Should the City or any subsequent property owner wish to construct or reconstruct a well on this property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on this property in the future will first need to call the Diggers Hotline (1-800-242-8522) if this property is located outside the service area of a municipally owned water system, or contact the Drinking Water program within the Department if the property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

The City may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency at the address listed above or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 2900 Hoover Avenue, Suite A, Stevens Point, Wisconsin 54481 or you may contact Ms. Lisa Gutknecht at (715) 359-6514.

Very truly yours,

FIRST LAW GROUP S.C.
A limited liability service corporation


Gary L. Dreier

GLD/gr
Enclosure (deed and legal description)

C: Lisa Gutknecht
Robert Berard

EXHIBIT A

The following described property in Block 32 of Valentine Brown's Addition to the City of Stevens Point, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 24 North , Range 8 East, City of Stevens Point, Portage County, Wisconsin:

All of Lots 8, 9 and 10; and
The north 60 feet of Lots 11, 12 and 13;

and

A parcel of land immediately to the north of the said Block 32 consisting of that portion of Levee Street, now vacated, situated immediately to the north of the said Lots 8, 9, 10, 11, 12 and 13, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

END OF DESCRIPTION.

