

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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George E. Meyer, Secretary
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April 16, 2007

BRRTS No. 07-37-548872
FID No. 737157410

MS. BARBARA NEWMAN
SPRINT/NEXTEL CORPORATION
400 WEST GRAND AVENUE
ELMHURST, IL 60126

Subject: Lease Liability Clarification Letter as to Environmental Liability for Alamosa (Wisconsin) Properties, LLC Leasing Property from Krause & Holtz Real Estate Development, Inc.

Dear Ms. Newman:

Purpose

The purpose of this letter is to provide ALAMOSA (WISCONSIN) PROPERTIES, LLC, a subsidiary of the Sprint/Nextel Corporation ("Sprint/Nextel"), with clarifications as to environmental liabilities associated with the leasing of real property from Krause & Holtz Real Estate Development, Inc. for the purpose of constructing a 130-foot monopole telecommunications tower and equipment compound. The Wisconsin Department of Natural Resources ("the WDNR") has completed its review of environmental assessment reports and a lease agreement as part of the request for a lease liability clarification letter submitted by Ramaker Associates, Inc. on behalf of Sprint/Nextel. The property to be leased is approximately 50 feet by 50 feet (2,500 square feet) of a 2.47 acre parcel located at 1233 Junction Street, City of Wausau, Marathon County, Wisconsin.

The lease parcel is described as a Part of Lot One (1) of Certified Survey Map recorded in Volume 14, Page 160, of Marathon County Records; being a part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin containing approximately 2,500 square feet (0.057 acres) of land, hereinafter referred to as "the Property". The Property is identified through Marathon County Land Records as Parcel Identification Number ("PIN") 291-2807-011-0922.

Specifically, you have requested that the WDNR determine that Sprint/Nextel would not be held responsible under the Hazardous Substance Spills Law, s. 292.11, Wis. Stats. ("the Spill Law"), for a hazardous substance that was discharged on the Property prior to the lease agreement signed by Alamosa (Wisconsin) Properties, LLC and Krause & Holtz Real Estate Development, Inc. on March 22, 2007.

Determination

As you are aware, s. 292.55(1)(d)1., Wis. Stats., authorizes the WDNR to issue a letter to a person seeking assistance concerning the liability of a person owning or leasing a property for environmental pollution of the property. Specifically, the WDNR has reviewed the following documents in order to make this determination:

- *"Phase I Environmental Site Assessment, Junction Street"* prepared by Ramaker & Associates, Inc. and dated February 9, 2007.
- *"Site Agreement"* by and between Alamosa (Wisconsin) Properties, LLC and Krause & Holtz Real Estate Development, Inc. on March 22, 2007 .
- *"Phase II Environmental Site Assessment, Junction Street"* prepared by Ramaker & Associates, Inc. and dated March 26, 2007.
- *"Material Handling Plan, Junction Street"* prepared by Ramaker & Associates, Inc.
- *"Junction Street Construction Drawings"* prepared by Ramaker & Associates, Inc.

The WDNR has reviewed the terms of the lease agreement between Alamosa (Wisconsin) Properties, LLC and Krause & Holtz Real Estate Development, Inc. and has determined that Alamosa (Wisconsin) Properties, LLC, as tenant under the lease agreement, does not "possess or control", as those terms are used in s. 292.11(3), Wis. Stats., any hazardous substance discharges that were present on the Property prior to signing of the lease agreement, conditioned on compliance with the following standards of performance:

- Sprint/Nextel must provide any responsible party, their consultants and WDNR personnel with reasonable access to the Property for the purposes of conducting any necessary environmental assessment or remediation activities.
- Sprint/Nextel, or its representatives, agents or contractors, must comply with all applicable state and federal laws that apply if they conduct any excavation, storage, treatment, or disposal of contaminated soils, groundwater, or other materials on the Property.
- Sprint/Nextel must minimize, to the extent practicable, the placement of any structures in areas of the Property impacted by environmental contamination or construct buildings in such a manner as to allow remedial work to be conducted.
- Sprint/Nextel must comply with the requirements of s. 292.11, Wis. Stats., and the NR 700 rule series, Wis. Adm. Code, for the discharge of any hazardous substances that may be caused by Sprint/Nextel.

- Sprint/Nextel has not and will not have direct or indirect business relationships (other than as tenant under the lease for the Property) with the person or persons who caused the discharge of any hazardous substance on the Property.

Due to the presence of contaminated soil on the Property, Ramaker & Associates, Inc. has developed a *Material Handling Plan* for the management of soils excavated during construction of the pad that will support the telecommunications monopole. The management, storage, and disposal of soils as outlined in the report meets or exceed Wisconsin's solid waste management rules and are hereby approved by the WDNR. Be aware that Sprint/Nextel, or its representatives, agents or contractors, must comply with all applicable state and federal laws that apply if they conduct any excavation, storage, treatment, or disposal of contaminated soils, groundwater, or other materials on the Property. Also, a groundwater use restriction has been filed on the Property regarding the construction or reconstruction of any water supply well as part of the closure requirements associated with past releases of petroleum products on the Property. The WDNR understands that Sprint/Nextel does not anticipate utilizing or encountering groundwater as part of its activities under the lease agreement. Compliance with state and federal solid and hazardous waste management requirements is a condition of the lease agreement (see Sec. 14).

Under these conditions, the WDNR agrees not to hold Sprint/Nextel, in its capacity as a tenant under the lease, responsible for investigating or remediating any hazardous substances that are present on, or migrated from or onto, the Property prior to the date of the lease agreement, unless any of the aforementioned conditions are not satisfied.

The WDNR believes that a memorandum of agreement entered into by the State of Wisconsin and the U.S. Environmental Protection Agency ("EPA") provides clarification to companies like yours that EPA is not interested in pursuing cleanup of properties where person(s) are working cooperatively with the WDNR.

If you have any questions concerning this letter or other related matters, please contact either Loren Brumberg, Land Recycling Specialist, at 715-839-3770 or Lisa Gutknecht, Hydrogeologist, at 715-359-6514 or myself at 608-267-0846.

Sincerely,



Deborah D. Johnson
Attorney
Bureau of Legal Services

LAB:lb

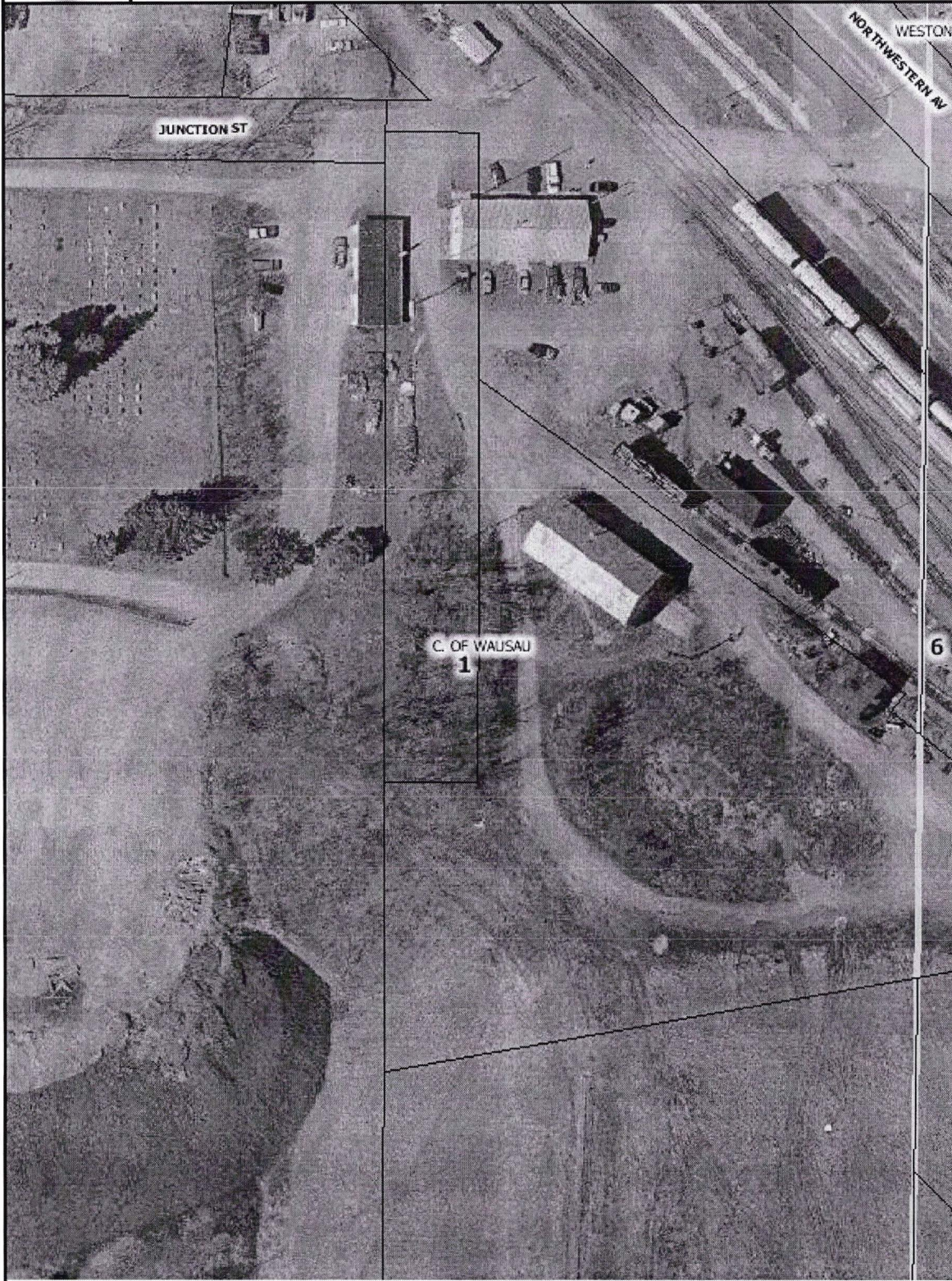
C: Michael Prager - RR/8

Bill Evans/Loren Brumberg - WCR

Andrew Rice, Ramaker & Associates, Inc., 1120 Dallas Street, Sauk City, WI
53583



Marathon County-City of Wausau IMS



- Legend
- Municipal Boundary
 - Parcels
 - Property Hooks
 - Section Lines/Numbers

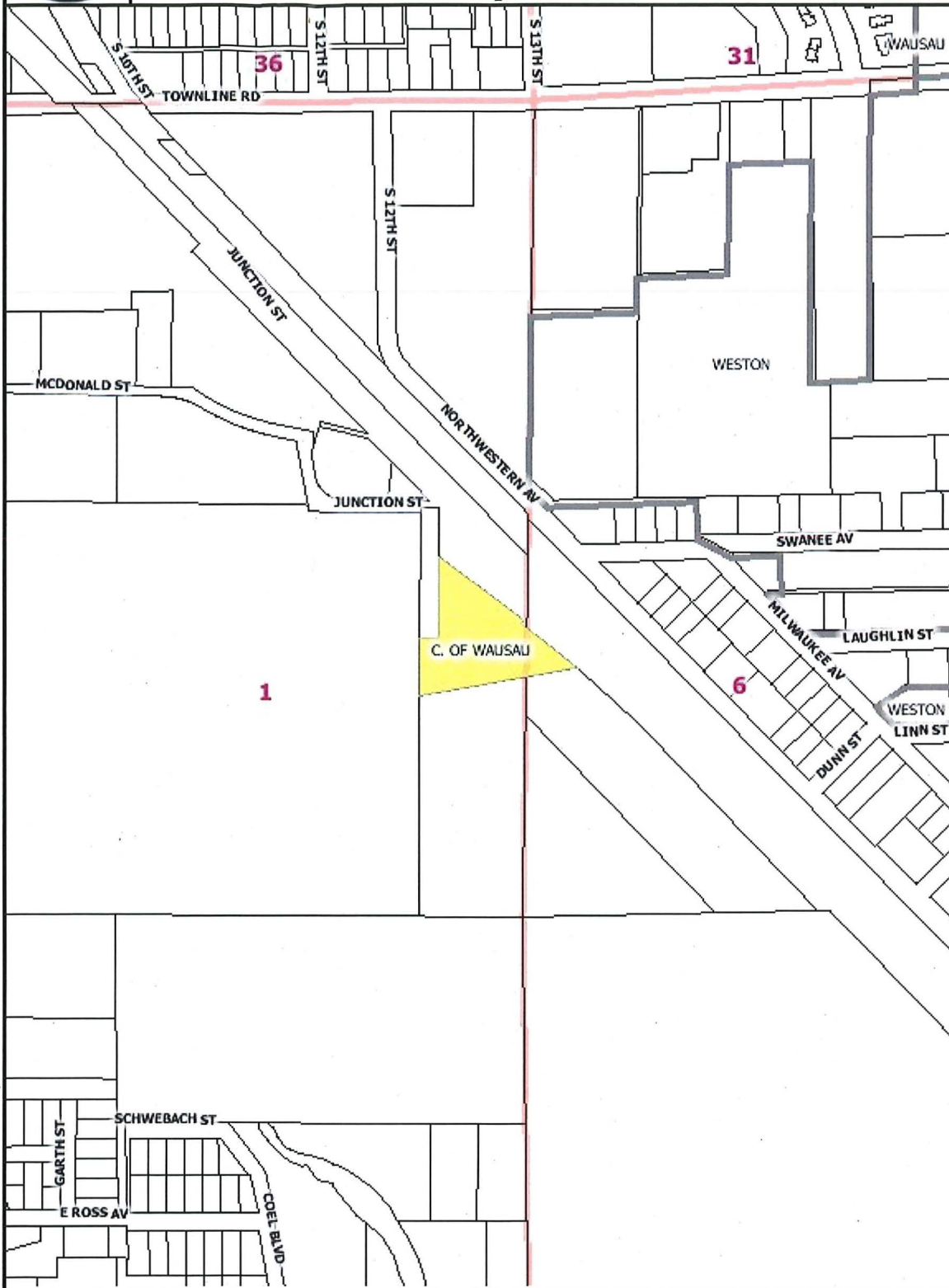
Scale: 1" = 100 feet

4/10/2007 9:35:29 AM

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Krause & Holtz Real Estate Development, Inc.



- Legend**
- Selected Features
 - Municipal Boundary
 - Parcels
 - Section Lines/Numbers

Scale: 1" = 500 feet

4/5/2007 1:24:44 PM.

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Marathon County Land Record

Report Generated:
4/5/2007 at 1:08:15 PM



Request: 29128070110922
PIN: 291-2807-011-0922
Parcel: 59-012807-004-006-00-00
Municipality: City of WAUSAU

For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Public

Account: None

Record Navigation Bar:



PIN



Address

(1) General Parcel Information:

PIN 291-2807-011-0922
Parcel Number 59-012807-004-006-00-00
Parcel Status Active
Sale Type Undefined
Sale Date N/A
Sale Amount \$0.00
Transfer Tax \$0.00
Deed Type No Revenue
Deed Reference M417-495
Mailing Address 618 JACKSON ST
 WAUSAU WI
 54403

(3) Parcel Addresses:

Address # 1 1233 JUNCTION ST WAUSAU WI 54403

(4) Parcel Descriptions:

Year	Acre	Description
1993	N/A	PT OF SE NE SEC 1-28-7 DESD AS LOT 1 ON CSM VOL 14 PG 160
1992	N/A	PT OF SE NE SEC 1-28-7 DESD AS LOT 1 ON CSM VOL 14 PG 160
1991	N/A	PT OF SE NE SEC 1-28-7 DESD AS LOT 1 ON CSM VOL 14 PG 160
1990	N/A	PT OF SE NE SEC 1-28-7 DESD AS LOT 1 ON CSM VOL 14 PG 160
1989	N/A	PT OF SE NE SEC 1-28-7 DESD AS LOT 1 ON CSM VOL 14 PG 160
1988	N/A	PT OF SE NE SEC 1-28-7 DESD AS LOT 1 ON CSM VOL 14 PG 160
1987	N/A	PT OF SE NE SEC 1-28-7 DESD AS LOT 1 ON CSM VOL 14 PG 160
1986	N/A	PT OF SE NE SEC 1-28-7 DESD AS LOT 1 ON CSM VOL 14 PG 160
1985	N/A	PT OF SE NE SEC 1-28-7 DESD AS LOT 1 ON CSM VOL 14 PG 160

(5) Parcel Assessment:

Year	Use	Acre	Land Value	Improvement Value	Total Value
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2006	COMMERCIAL	2.47	\$900.00	\$42,600.00	
	Totals for 2006	2.47	\$900.00	\$42,600.00	\$43,500.00
2004	COMMERCIAL	2.39	\$31,200.00	\$42,600.00	
	Totals for 2004	2.39	\$31,200.00	\$42,600.00	\$73,800.00
1996	COMMERCIAL	2.39	\$26,000.00	\$33,000.00	
	Totals for 1996	2.39	\$26,000.00	\$33,000.00	\$59,000.00
1995	COMMERCIAL	2.39	\$52,000.00	\$37,500.00	
	Totals for 1995	2.39	\$52,000.00	\$37,500.00	\$89,500.00
1986	COMMERCIAL	0.00	\$52,000.00	\$37,500.00	
	Totals for 1986	0.00	\$52,000.00	\$37,500.00	\$89,500.00
1977	COMMERCIAL	0.00	\$26,700.00	\$24,100.00	
	Totals for 1977	0.00	\$26,700.00	\$24,100.00	\$50,800.00

(6) Parcel Special Assessments:

Year	Description	Amount	Paid	Unpaid
2002	NOXIOUS WEEDS	\$137.53	\$0.00	\$137.53
	Totals for 2002	\$137.53	\$0.00	\$137.53
2001	NOXIOUS WEEDS	\$180.36	\$0.00	\$180.36
	Totals for 2001	\$180.36	\$0.00	\$180.36
1995	DELINQUENT UTILITY	\$11.06	\$11.06	\$0.00
	Totals for 1995	\$11.06	\$11.06	\$0.00

(8) Tax Statement:

Year	Description	Due	Paid	Unpaid	Description	Value
2006					Fair Mkt. Value	46,600.00
	General Net	1,108.33			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	1,108.33	0.00	1,108.33	Land	900.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	42,600.00
	Other	0.00	0.00	0.00	Wood	0.00
	! Totals:	\$1,108.33	\$0.00	\$1,108.33	Total Assessed Value	\$43,500.00
	!Tax is delinquent. Additional interest and penalty is due.					

Year	Description	Due	Paid	Unpaid	Description	Value
2005					Fair Mkt. Value	75,200.00
	General Net	1,884.55			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	1,884.55	628.55	1,256.00	Land	31,200.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	42,600.00
	Other	0.00	0.00	0.00	Wood	0.00
	! Totals:	\$1,884.55	\$628.55	\$1,256.00	Total Assessed Value	\$73,800.00
	!Tax is delinquent. Additional interest and penalty is due.					

Year	Description	Due	Paid	Unpaid	Description	Value
2004					Fair Mkt. Value	72,500.00
	General Net	1,919.20			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	1,919.20	0.00	1,919.20	Land	31,200.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	42,600.00
	Other	0.00	0.00	0.00	Wood	0.00
	! Totals:	\$1,919.20	\$0.00	\$1,919.20	Total Assessed Value	\$73,800.00
	!Tax is delinquent. Additional interest and penalty is due.					

Year	Description	Due	Paid	Unpaid	Description	Value
2003					Fair Mkt. Value	71,000.00
	General Net	1,841.64			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				

General Tax	1,841.64	0.00	1,841.64	Land	26,000.00
Special	0.00	0.00	0.00	Use Assessment	0.00
Wood	0.00	0.00	0.00	Improvement	33,000.00
Other	0.00	0.00	0.00	Wood	0.00
! Totals: \$1,841.64 \$0.00 \$1,841.64				Total Assessed Value	\$59,000.00

!Tax is delinquent. Additional interest and penalty is due.

Year	Description	Due	Paid	Unpaid	Description	Value
2002					Fair Mkt. Value	69,700.00
	General Net	1,836.70			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	1,836.70	0.00	1,836.70	Land	26,000.00
	Special	137.53	0.00	137.53	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	33,000.00
	Other	0.00	0.00	0.00	Wood	0.00
! Totals: \$1,974.23 \$0.00 \$1,974.23				Total Assessed Value	\$59,000.00	

!Tax is delinquent. Additional interest and penalty is due.

Year	Description	Due	Paid	Unpaid	Description	Value
2001					Fair Mkt. Value	68,100.00
	General Net	1,805.55			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	1,805.55	0.00	1,805.55	Land	26,000.00
	Special	180.36	0.00	180.36	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	33,000.00
	Other	0.00	0.00	0.00	Wood	0.00
! Totals: \$1,985.91 \$0.00 \$1,985.91				Total Assessed Value	\$59,000.00	

!Tax is delinquent. Additional interest and penalty is due.

Year	Description	Due	Paid	Unpaid	Description	Value
2000					Fair Mkt. Value	65,700.00
	General Net	1,765.08			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	1,765.08	0.00	1,765.08	Land	26,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	33,000.00
	Other	0.00	0.00	0.00	Wood	0.00
! Totals: \$1,765.08 \$0.00 \$1,765.08				Total Assessed Value	\$59,000.00	

!Tax is delinquent. Additional interest and penalty is due.

Year	Description	Due	Paid	Unpaid	Description	Value
1999					Fair Mkt. Value	63,700.00
	General Net	1,707.08			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	1,707.08	0.00	1,707.08	Land	26,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	33,000.00
	Other	0.00	0.00	0.00	Wood	0.00
! Totals: \$1,707.08 \$0.00 \$1,707.08				Total Assessed Value	\$59,000.00	

!Tax is delinquent. Additional interest and penalty is due.

Year	Description	Due	Paid	Unpaid	Description	Value
1998					Fair Mkt. Value	60,200.00
	General Net	1,618.05			Wood Fair Mkt. Value	0.00
	Lottery Credit	53.65				
	General Tax	1,564.40	0.00	1,564.40	Land	26,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	33,000.00
	Other	0.00	0.00	0.00	Wood	0.00
! Totals: \$1,564.40 \$0.00 \$1,564.40				Total Assessed Value	\$59,000.00	

!Tax is delinquent. Additional interest and penalty is due.

Year	Description	Due	Paid	Unpaid	Description	Value
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1997					Fair Mkt. Value	59,300.00
	General Net	1,615.03			Wood Fair Mkt. Value	0.00
	Lottery Credit	83.73				
	General Tax	1,531.30	0.00	1,531.30	Land	26,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	33,000.00
	Other	0.00	0.00	0.00	Wood	0.00
	! Totals: \$1,531.30		\$0.00	\$1,531.30	Total Assessed Value	\$59,000.00
	!Tax is delinquent. Additional interest and penalty is due.					
Year	Description	Due	Paid	Unpaid	Description	Value
1996					Fair Mkt. Value	57,700.00
	General Net	1,539.85			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	1,539.85	0.00	1,539.85	Land	26,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	33,000.00
	Other	0.00	0.00	0.00	Wood	0.00
	! Totals: \$1,539.85		\$0.00	\$1,539.85	Total Assessed Value	\$59,000.00
	!Tax is delinquent. Additional interest and penalty is due.					
Year	Description	Due	Paid	Unpaid	Description	Value
1995					Fair Mkt. Value	119,000.00
	General Net	3,653.64			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	3,653.64	3,653.64	0.00	Land	52,000.00
	Special	11.06	11.06	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	37,500.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals: \$3,664.70		\$3,664.70	\$0.00	Total Assessed Value	\$89,500.00
Year	Description	Due	Paid	Unpaid	Description	Value
1994					Fair Mkt. Value	109,600.00
	General Net	3,631.45			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	3,631.45	3,631.45	0.00	Land	52,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	37,500.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals: \$3,631.45		\$3,631.45	\$0.00	Total Assessed Value	\$89,500.00
Year	Description	Due	Paid	Unpaid	Description	Value
1993					Fair Mkt. Value	103,900.00
	General Net	3,566.58			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	3,566.58	3,566.58	0.00	Land	52,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	37,500.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals: \$3,566.58		\$3,566.58	\$0.00	Total Assessed Value	\$89,500.00
Year	Description	Due	Paid	Unpaid	Description	Value
1992					Fair Mkt. Value	96,100.00
	General Net	3,490.95			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	3,490.95	3,490.95	0.00	Land	52,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	37,500.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals: \$3,490.95		\$3,490.95	\$0.00	Total Assessed Value	\$89,500.00
Year	Description	Due	Paid	Unpaid	Description	Value
1991					Fair Mkt. Value	94,600.00

	General Net	3,262.35			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	3,262.35	3,262.35	0.00	Land	52,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	37,500.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$3,262.35	\$3,262.35	\$0.00	Total Assessed Value	\$89,500.00
Year	Description	Due	Paid	Unpaid	Description	Value
1990					Fair Mkt. Value	92,700.00
	General Net	3,029.63			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	3,029.63	3,029.63	0.00	Land	52,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	37,500.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$3,029.63	\$3,029.63	\$0.00	Total Assessed Value	\$89,500.00
Year	Description	Due	Paid	Unpaid	Description	Value
1989					Fair Mkt. Value	92,100.00
	General Net	2,946.54			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	2,946.54	2,946.54	0.00	Land	52,000.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	37,500.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$2,946.54	\$2,946.54	\$0.00	Total Assessed Value	\$89,500.00

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