

In Rem Tax Foreclosure

BRRTS 611 verification

02-36-096500

The White Property

also known as Seneca Oil,

Petroleum Conservation Inc., and PCI

Phase II March 27, 2013

WPRI – WAM Phase I and II, 2012-2013

Prepared by Sigma Environmental

Tax Parcel: 053-101-007-247.06

1910 20th Street

Two Rivers, Manitowoc County



DCC # 1110209

STATE OF WI - MTWC CO
PRESTON JONES REG/DEEDS
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CERTIFICATION - ENTIRE DOCUMENT (INCLUDING ALL ATTACHMENTS)

STATE OF WISCONSIN)
) SS
MANITOWOC COUNTY)

The undersigned certifies that the attached document is an exact copy of the original on file with the Office of Clerk of Circuit Court, Manitowoc County, Wisconsin, consisting of a total of _____ pages, each page of this certification bearing a raised official court seal.

WITNESS MY HAND AND SEAL this 14th day of February, 2012.

COURT SEAL
AFFIXED
OVER SIGNATURE

Mary J. Murray
Deputy Clerk of Circuit Court
Manitowoc County, Wisconsin



STATE OF WISCONSIN CIRCUIT COURT MANITOWOC COUNTY

MANITOWOC COUNTY, WI
FILED

2012 FEB 14 AM 9:4

In the Matter of the Foreclosure of Tax
Liens Under Section 75.521, Wisconsin
Statutes, by Manitowoc County, List of
Tax Liens for 1995, Number Twenty-five

Case No. 95 CV 309

LYNN J. MOUNT
CLERK OF
CIRCUIT COURT

JUDGMENT AGAINST PARCEL NO. 70

The above entitled action for foreclosure of tax liens by action in rem pursuant to the provisions of Wis. Stat. § 75.521 and the Court having made the requisite Findings of Fact and Conclusions of Law, but stayed judgment against certain parcels, including Parcel No. 70, at the request of the Manitowoc County Treasurer in its Judgment dated December 12, 1995;

Manitowoc County Treasurer now having moved the Court for an order of judgment with respect to Parcel No. 70 and the Court having heard the motion on February 14, 2012;

NOW, THEREFORE IT IS ADJUDGED that Manitowoc County, Wisconsin is vested with an estate in fee simple absolute in all of the lands hereinafter described, subject, however, to all unpaid taxes and charges which are subsequent to the latest dated valid tax lien appearing on the list of tax liens herein and to recorded restrictions as provided by Wis. Stat. § 75.14(4).

IT IS FURTHER ORDERED that all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees, and non-residents who may have had any right, title, interest, claim, lien, or equity of redemption in such lands hereinafter described and all persons claiming under or through them from and after the



date of filing of the list of tax liens are forever barred and foreclosed of such right, title, interest, claim, lien, or equity of redemption.

The following is the description of the lands and remaining parcels, identified by the number used in the list of tax liens, unredeemed and affected by this judgment; all situated in Manitowoc County, Wisconsin:

Parcel No. 70

Tax Key No. 053-101-007-247.06. The following parcels of real estate in Lot 24 of assessment Plat No. 7 in the City of Two Rivers, according to the Recorded Plat of said assessment plot:

1. The tract of land bounded as follows: On the east by a line parallel to and 120 feet west of the west line of School Street, city of Two Rivers; on the north by the westward extension of the north line of 20th Street, City of Two Rivers to the West Twin River; on the west by the West Twin River, on the south by the westward extension of the south line of 20th Street, City of Two Rivers westward to the West Twin River.

2. The tract of land bounded as follows: On the east by a line parallel to the west line of School Street, City of Two Rivers and at a distance of 120 feet west thereof, on the north by the south line of 20th Street, City of Two Rivers extended west to the West Twin River, on the west by the West Twin River, on the south by a line parallel to the north line of 19th Street, City of Two Rivers extended west to the West Twin River and at a distance of 150 feet north thereof, excepting from this tract, however, the east 50 feet of the north 90 feet thereof.

3. The tract of land included within the following boundaries: Commence to measure at a point in the westward extension of the north line of 20th Street, City of Two Rivers 120 feet west of the west line of School Street in said city, run thence north and parallel with the west line of said School Street 165 feet, run thence west and parallel with the westward extension of the north line of said 20th Street, City of Two Rivers 350 feet, thence south and parallel to the west line of said School Street 15 feet, thence west and parallel to the said westward extension of the north line of said 20th street, City of Two Rivers 45 feet, thence south and parallel to the west line of said School Street 62 feet, thence west and parallel to the said westward extension



of the north line of said 20th street, City of Two Rivers 83 feet to the West Twin River, thence along the West Twin River in a southeasterly direction to intersect the westward extension of the north line of said 20th Street, City of Two Rivers, thence east along the westward extension of said north line of 20th Street, City of Two Rivers to the point of commencement.

Subject to (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and road and highways to the extent they may exist including an easement dated June 16, 1953 to Twin Rivers Terminal Corporation and easements to Wisconsin Public Service Corporation by agreement dated November 6, 1958 and in 1959, (c) railroad right-of-way and trackage agreements; (d) special taxes or assessments for improvements not yet completed; (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) general taxes not yet due and payable.

Dated this Friday of February 2012.

By the Court:

Patrick L. Willis
Hon. Patrick L. Willis, Branch 1
Circuit Court Judge

This document drafted by:

(4) CHG

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PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

This questionnaire has been adopted from the ASTM Standard for Environmental Site Assessments E1527-00 and E1528-00. Sigma Environmental Services, Inc. (Sigma) asks that each of the following questions be answered to the best of your knowledge and in good faith.

Description of Property

Address: 1910 20th Street and 2022 School Street

Property Size:	<u>Acres</u>	<u>Square Feet</u>
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1. Is/was the property used for industrial purposes? Is/was any adjoining property used for an industrial purpose? If yes, please specify industry/processes and location on or adjacent to the subject property.

The County obtained the 2022 School Street property in August of 2008 through an In Rem process. At that time the main building was vacant but shortly after the County of Manitowoc started using the building for storage of materials that would be used for their public safety antenna upgrade. In addition Habitat for Humanity also started using the building for storage of building material such as doors, windows and fixtures. There was been no industrial functions taking place at that time. In August of 2011 Chard Development LLC leased the building from the County with an option to buy and has not used the building for industrial purposes. Habitat for Humanity continues to occupy parts of the warehouse as part of the Chard Development LLC lease but there has been no industrial activity. Prior to the County getting the property through a In Rem process the property was used as an industrial facility to produce wooden play systems. There was evidence of industrial activity such as upgraded electrical three phase systems for running heavy manufacturing equipment and an industrial paint booth (with no paints, solvents or equipment left on site). From the information that has been gathered the facility was once used by Lakeshore Tire and Oil and used to store and distribute tires and related equipment. All of the above only relates to 2022 School Street.

The adjacent property located at 1910 20th Street was obtained by the County of Manitowoc in February of 2012 through an In Rem process. From the information that the County has gathered the property was once used for bulk fuel oil and solvent distribution, storage and recycling. From some of that same information there was a documented spill of the solvents that spread contamination throughout the property. It appears that prior to being a bulk storage facility, the site was a used to store coal for use at the Wisconsin Public Service coal gasification facility on the property directly North of 2022 School Street.

The property directly adjacent to the north of 2022 School Street is the former WPS coal gasification facility. This facility has well documented contamination that was caused by the industrial process of turning coal into "town gas".

2. Is/was the property used for gasoline stations, motor repair facilities, commercial printing facilities, dry cleaners, photo developing laboratories, junkyards, landfills, waste treatment, storage and disposal facilities, or recycling facilities? Is/was any adjoining property used for the purposes noted

PREPARED FOR:

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PROJECT REFERENCE #13356

SEPTEMBER 2012