State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921

VPLE Environmental Insurance Application

Form 4400-224 (4/01)

Notice: As required by ch. NR 754, Wis. Stats., voluntary parties must complete this form and pay an insurance fee in order to obtain the Voluntary Party Liability Exemption (VPLE) under s. 292.15(2)(ae), Stats., for sites where groundwater contamination exceeds enforcement standards and the department determines that natural attenuation will restore groundwater quality. This form must be completed by parties seeking a Certificate of Completion. The form should not be submitted until the voluntary party has completed the environmental investigation and remedial action and the DNR has approved the request for case closure. Personally identifiable information that is submitted to the DNR will become a public record and may be used by the DNR in the administration and enforcement of the hazardous substance spill program in addition to the liability exemption program.

Submit this form and the appropriate insurance fee, as specified in the annual VPLE Insurance Fee Schedule, together to the following address:

VPLE Coordinator
Bureau for Remediation and Redevelopment
Department of Natural Resources
P.O. Box 7921
Madison, WI 53707-7921

1. Property Information

VPLE Property Name
Harborpark Parcels A, J, and K; Museums; Place de Douai

BRRTS Activity Numbers (if there are multiple parcels, please list all BRRTS numbers that begin with 06 or 6)
06-30-152279

Street Address
NE cor 55th St. and 6th Ave.; SE cor 56th St. and 3rd Ave.; SE cor 54th St. and 2nd Ave.

City	State	ZIP Code
Kenosha	WI	53140-3480

Size (see fact sheet and fee schedule) ☐ 1 - 4.99 acres ☒ above 5 acres

Indicate which former use category and fee you think would be appropriate for your site using the definitions and information in the fact sheet and fee schedule. Note, however, that the DNR will make the final determination on the form use category and fee.

Former Use Category: ☐ residential ☒ heavy industrial ☐ light industrial ☐ commercial ☐ agricultural

Fee

Are you seeking Certificates for more than one legally defined parcel of land?
☒ Yes ☐ No If yes, how many Certifcates of Completion are you requesting?

DNR Region ☒ SER ☐ SCR ☐ NOR ☐ NER ☐ WCR

DNR Project Manager (name) Pam Mylotta

2. Voluntary Party

Organization / Firm Name			Title
City of Kenosha			Mayor
Last Name	**First**	**MI**	**Telephone Number**
Antaramian	John	M	(262) 653-4000
Street Address			**Fax Number**
625 52nd Street			(262) 653-4056
City	**State**	**ZIP Code**	**E-Mail Address**
Kenosha	WI	53140-3480	mayor@kenosha.org

2a. Additional Voluntary Parties

Organization / Firm Name			Title
Last Name	**First**	**MI**	**Telephone Number**
Street Address			**Fax Number**
City	**State**	**ZIP Code**	**E-Mail Address**

3. Current Property Owner

Does the voluntary party (listed in #2) currently own the property? Yes, all except for Lot 23 (also called Parcel K)

[X] Yes [ ] No *(If No, please list the party who currently owns the property.)*

Organization / Firm Name (For Lot 23)			Title
Direct Harbor Place, LLC			Manager
Last Name: Hopfensperger	First: John	MI:	Telephone Number: (920) 430-1480
Street Address: 1240 Main Street, Suite 1			Fax Number: (920) 430-1490
City: Green Bay	State: WI	ZIP Code: 54302	E-Mail Address: john@directdevelopmentinc.com

4. Future Property Owner

Does the current property owner (listed in #3) plan to maintain ownership of the property? (for Lots 23, 26 and 27)

[X] Yes [ ] No [ ] Unknown *(If No, please list the party who is expected to own the property after the current owner.)*

Organization / Firm Name			Title
Last Name	First	MI	Telephone Number
Street Address			Fax Number
City	State	ZIP Code	E-Mail Address

Attachments (application will not be considered complete unless all attachments are included)

Please attach:

[X] the applicable insurance fee made payable to the Wisconsin Department of Natural Resources

[X] the legal property description of the property or properties receiving the certificate of Completion

[X] a chronological list of all former uses of the property

Certification

I certify that I have read and am familiar with the information on this form and that the information is true, accurate and complete to the best of my knowledge.

I certify that to the best of my knowledge all the requirements of s. 292.15(2)(ae)1 through 6. Stats., have been met.

I hereby request that the DNR issue a Certificate of Completion for the remedial action completed at the property identified in the application under s. 292.15(2)(ae), Stats.

Voluntary party's Name (type or print)	Title
City of Kenosha - John M. Antaramian	Mayor
Signature	Date Signed: 9/29/2006

Any questions regarding this form or the insurance requirements described in ch. NR 754, Wis. Adm. Code., shall be directed to the DNR VPLE site project manager or to the DNR Land Recycling Team Leader at (608) 261-4927. Copies of the Annual VPLE Insurance Fee Schedule can be obtained from the DNR VPLE site project manager or the DNR Land Recycling Team Leader or see our website: www.dnr.state.wi.us/org/aw/rr/liability/purchasers_0.html

Filename:
Harborpark_Selected_Area_One_Legal_Description.doc
Emailed to pmikel@kenosha.org on September 28, 2006

All of Lots 1, 10, 13, 14, 18, 19, 23, 24, 25, 26, 27, and all that part of Lot 17 which lies west of the southerly extension of the east line of Lot 14, in Harborpark, a subdivision of record; said subdivision being a redivision of part of government lot numbered 5 in Section 31 and part of government lot numbered 2 in Section 32, all in Town 2 North, Range 23 East of the Fourth Principal Meridian, in the City of Kenosha, Kenosha County, Wisconsin, and being also: a replat of Lots 1, 2 and 3 of Certified Survey Map No. 1812, recorded as Document No. 991225, all of Lot "A" of Certified Survey Map No. 1290, recorded as Document No. 828215, all of the land recorded in Document No. 1129940, and all of the land recorded in Document No. 846396, all being recorded with the Kenosha County Register of Deeds Office, and being here land which includes Blocks 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 28 and 29, and part of Blocks 12, 13 and 14 of the Original Town of Southport, a recorded plat with said land registry; ALSO:

All that part of 2nd Avenue described and bounded as follows: Bounded on the North by the south line of 54th Street; bounded on the East by the west line of Lots 13, 17 and 18 of aforesaid Harborpark subdivision; bounded on the South by the north line of 56th Street, and bounded on the West by the east line of Lots 9, 10 and 12 of said Harborpark subdivision; ALSO:

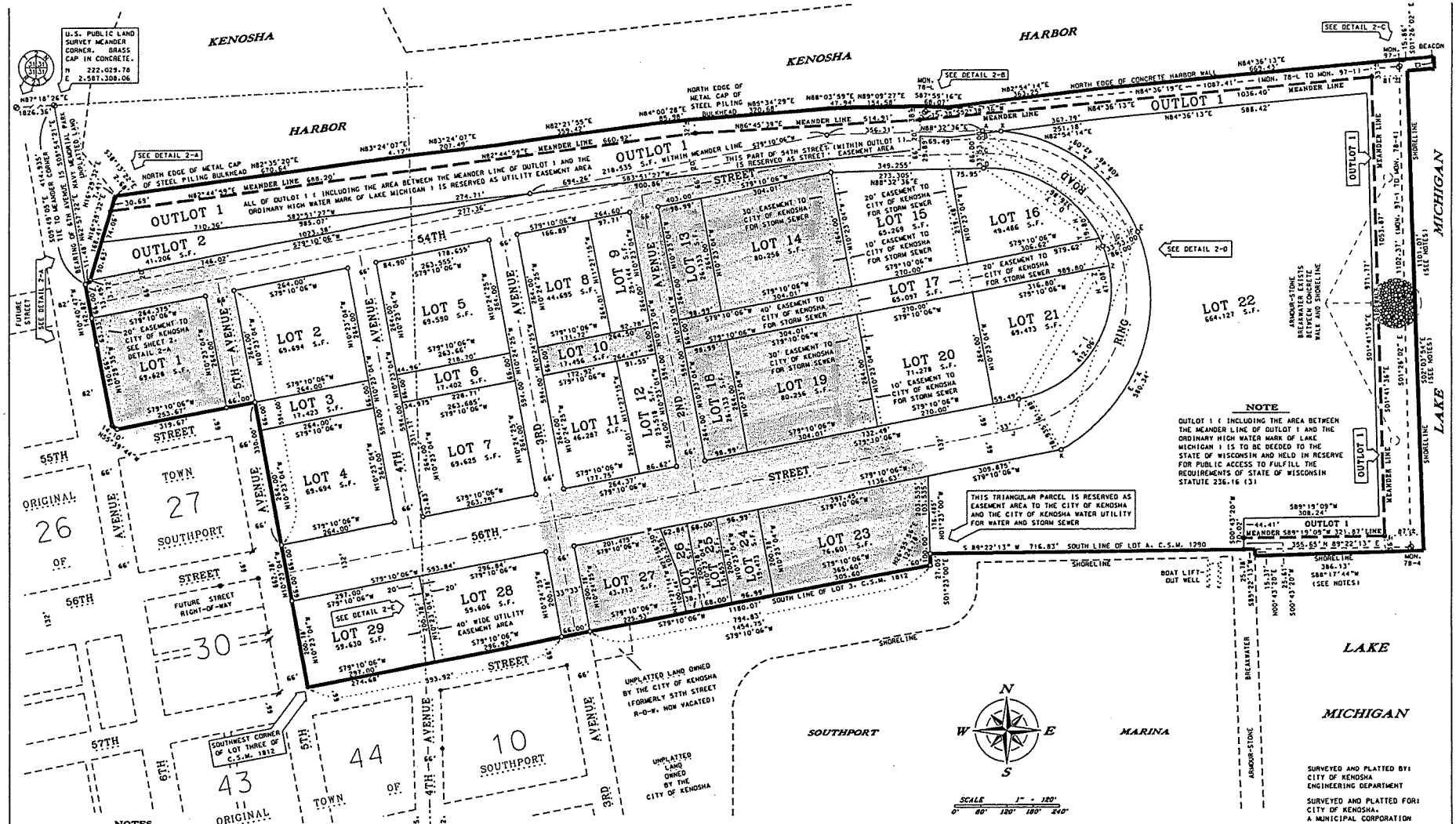
All that part of 3rd Avenue described and bounded as follows: Bounded on the North by the south line of 56th Street; bounded on the East by the west line of Lot 27 of aforesaid Harborpark subdivision; bounded on the South by the north line of 57th Street, and bounded on the West by the east line of Lot 28 of said Harborpark subdivision; ALSO:

All that part of 5th Avenue described and bounded as follows: Bounded on the North by the south line of 54th Street; bounded on the East by the west line of Lot 2 of aforesaid Harborpark subdivision; bounded on the South by the north line of 55th Street, and bounded on the West by the east line of Lot 1 of said Harborpark subdivision; ALSO:

All that part of 54th Street described and bounded as follows: Bounded on the North by the south line of Outlot 2 of aforesaid Harborpark subdivision; bounded on the East by the northerly extension of the west line of Lot 2 of said subdivision; bounded on the South by the north line, and its easterly extension, of Lot 1 of said subdivision, and bounded on the West by the east line of 6th Avenue; ALSO:

All that part of 54th Street described and bounded as follows: Bounded on the North by the south line of Outlot 1 of aforesaid Harborpark subdivision; bounded on the East by the northerly extension of the east line of Lot 14 of said subdivision; bounded on the South by the north line, and its westerly extension, of Lots 13 and 14 of said subdivision, and bounded on the West by the northerly extension of the east line of Lot 9 of said subdivision; ALSO:

All that part of 56th Street described and bounded as follows: Bounded on the North by the south lines, and their extensions easterly and westerly, of Lots 11, 12, 18 and 19 of aforesaid Harborpark subdivision; bounded on the East by a straight line which commences at the southeast corner of Lot 19 of said subdivision, and terminates at the northeast corner of Lot 23 of said subdivision; bounded on the South by the north line, and its extension westerly, of Lots 23 thru 27 of said subdivision, and bounded on the West by the northerly extension of the east line of Lot 28 of said subdivision.



NOTES

SEE ALSO ADDITIONAL NOTES, RESTRICTIONS AND EASEMENT INFORMATION ON SHEETS 2 AND 3

THE AREA BETWEEN THE MEANDER LINE OF OUTLOT 1 AND THE ORDINARY HIGH WATER MARK OF LAKE MICHIGAN IS HEREWITH DESIGNATED TO BE A PART OF OUTLOT 1 AS PER WISCONSIN STATUTE 236.16 (4)

SHORELINE BEARING AND DISTANCE ARE SHOWN HERE AS PER TIME OF SURVEY AND WILL VARY WITH WATER ELEVATION, EROSION, ETC. THEY ARE SHOWN HERE AS SUPPLEMENTARY INFORMATION.

LEGEND

- ⊗ DENOTES WIS. STATE PLANE CO-ORDINATE SYSTEM MONUMENT MARKED BY A BRASS CAP IN CONCRETE
- ⊗ DENOTES U.S. ARMY CORPS OF ENGINEERS MONUMENT MARKED BY A BRASS CAP IN CONCRETE
- ○ DENOTES 2" x 30" IRON PIPE, WEIGHT: 3.65 lbs/LIN. FT.
- • DENOTES FOUND 1" DIAMETER IRON PIPE
- ● DENOTES CHISEL CROSSCUT IN MASONRY SURFACE
- ✗ DENOTES MASONRY NAIL IN ASPHALT SURFACE
- ALL OTHER LOT CORNERS AND REQUIRED POINTS ARE MONUMENTATED WITH 1" x 24" IRON PIPE, WEIGHT: 1.13 lbs/LIN. FT.
- S.F. DENOTES 'SQUARE FEET'

KENNETH L. KANTUH
WI. REG. LAND SURVEYOR
REVISED JUNE 23, 1999

MAY 3, 1999
No. S-2189

U.S. PUBLIC LAND SURVEY STANDARD CORNER. BRASS CAP IN CONCRETE.
SOUTHEAST CORNER OF GOVERNMENT LOT NO. 5 IN SECTION 31-2-23 (SOUTHEAST CORNER OF SECTION 31-2-23)
N 219,412.78
E 2,588,196.54

DEPARTMENT OF ADMINISTRATION

NORTH ARROW AND BEARINGS ON THIS PLAT REFER TO GRID NORTH, WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE (NAD-27), AND ARE BASED ON THE NORTH LINE OF GOVERNMENT LOT NUMBERED 4 IN SECTION 31, TOWN 2 NORTH, RANGE 23 EAST AS BEARING N 87°18'26" E

HARBORPARK

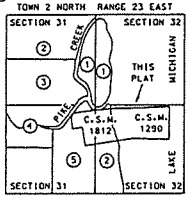
BEING A REDIVISION OF
PART OF GOVERNMENT LOT NUMBERED 5 IN SECTION 31
AND
PART OF GOVERNMENT LOT NUMBERED 2 IN SECTION 32
ALL IN TOWN 2 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN
IN THE
CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN
AND BEING ALSO

A REPLAT OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP No. 1812, RECORDED AS DOCUMENT No. 991225, ALL OF LOT "A" OF CERTIFIED SURVEY MAP No. 1290, RECORDED AS DOCUMENT No. 828215, ALL OF THE LAND RECORDED IN DOCUMENT No. 1129940, AND ALL OF THE LAND RECORDED IN DOCUMENT No. 846396, ALL BEING RECORDED WITH THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE, AND BEING HERE LAND WHICH INCLUDES BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 28 AND 29, AND PART OF BLOCKS 12, 13 AND 14 OF THE ORIGINAL TOWN OF SOUTHPORT, A RECORDED PLAT WITH THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE.

SURVEYED AND PLATTED BY:
CITY OF KENOSHA
ENGINEERING DEPARTMENT

SURVEYED AND PLATTED FOR:
CITY OF KENOSHA,
A MUNICIPAL CORPORATION

LOCATION MAP
SCALE 1" = 2000'
(X) DENOTES ORIGINAL GOVERNMENT LOT
TOWN 2 NORTH RANGE 23 EAST



SHEET 1 OF 6 SHEETS

September 28, 2006

Voluntary Party Liability Exemption Environmental Insurance Application
Harbor Park Properties - Kenosha Wisconsin
Chronological list of former uses

1. Manufacturing (Mattress Factory, then Auto Manufacturing)
2. Pipelines
3. Rail Lines and ROW

Fox, Shelley L - DNR

From: Prager, Michael A - DNR
Sent: Wednesday, October 04, 2006 10:52 AM
To: Prager, Michael A - DNR; Fox, Shelley L - DNR; Hintz, Diane R - DNR
Subject: RE: VPLE Insurance Fee - Kenosha Harborpark

We received a fee for insurance for a site in Kenosha- Harborpark. The BRRTS # s are 06-30-547990, 06-30-547981, 06-30-547991 and the activity code is RRBS.

The fee is for $20,056. $ 1100.00

The check is from Custodial Escrow Account #3- Knight Barry Title but really from the city of Kenosha and is for $ 20,056. Please deposit. Of the total, $11000 goes into our account (Service Fee- DNR Revenue 100 RRXX 216R ZZZZ 7955.03) and the rest, $ 18,956 goes into Deposits Held in Custody for Others - 100 RRXX 216R ZZZZ 7955.04. I will drop it off. The site is HarborPark/ Kenosha Lakefront Parcels A, J, & K, Museums, Place de Douai (aka Lots 1, 13, 14, 18, 19, and 23-27).

We will get billed for this ($18,956) from Aon in December with the same bill for the Ripon site.

JOHN M. ANTARAMIAN
MAYOR

CITY OF KENOSHA
625 - 52nd Street
Kenosha, Wisconsin 53140
(262) 653-4000
Fax (262) 653-4010

September 28, 2006

VPLE Coordinator
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources
P. O. Box 7921
Madison, WI 53707-7921

RE: Voluntary Party Liability Exemption Environmental Insurance Application
Harbor Park Properties - Kenosha Wisconsin

Greetings:

Enclosed please find the following documents to support the Voluntary Party Liability Exemption Environmental Insurance Application for the Harbor Park property located in Kenosha, Wisconsin:

1. Application, including supplement Attachment page
2. Site map and property descriptions
3. Fee check

Thank you for your assistance. Please contact me with any questions or requirements for additional information.

Sincerely,
CITY OF KENOSHA

John M. Antaramian
Mayor

JMA:jd

Copy to: Ms. Pam Mylotta