

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TDD 920-492-5912

September 17, 1999

US Paper Mills
Dori Hietala
824 Fort Howard Avenue
PO Box 5850
De Pere WI 54115-5850

SUBJECT: Final Closure for US Paper Mills Corporate Office, 824 Fort Howard Avenue, De Pere, Wisconsin
BRRTS CASE #03-05-111626

Dear Ms. Hietala:

On March 18, 1999, you were notified that the above named site was reviewed by the Northeast Region Closeout Committee and qualified for closeout under ch. NR 726, Wis. Adm. Code. However, the site could not be officially closed until the Department received documentation that a deed restriction was filed documenting the remaining contamination.

On September 17, 1999, the Department received documentation that the monitoring wells were abandoned and the groundwater use restriction was filed with Brown County. Therefore, the Department considers this case closed, having determined that no further action is necessary at the site at this time. However, this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety or welfare to the environment.

If you have additional relevant information, which was not formerly provided to the Department, you should resubmit this information to the Department for reevaluation.

If you have any questions regarding the content of this letter, please contact me at (920) 492-5592.

Sincerely,

Roxanne Nelezen Chronert
Spills Coordinator - Hydrogeologist
Remediation & Redevelopment Program

Quality Natural Resources Management
Through Excellent Customer Service



ATTORNEYS AT LAW
GREEN BAY, WISCONSIN 54301

734492

QUIT CLAIM DEED

THIS INDENTURE, Made by U.S.P.M. CORP., a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, Grantor, of Brown County, Wisconsin, hereby quit claims to U. S. PAPER MILLS CORP., a Wisconsin corporation, Grantee, of Brown County, Wisconsin, for the sum of One Dollar (\$1.00) and other valuable consideration, the following tract of land in Brown County, State of Wisconsin:

The following tracts of land located in De Pere Company's Addition to the Village of West De Pere (now City of De Pere), Brown County, Wisconsin:

The North one-half (N 1/2) of Lot Forty-five (45), and all of Lots Forty-six (46) thru Fifty-four (54), inclusive, all in Block Twenty-two (22), and

The North one-half (N 1/2) of Lot One Hundred Eight (108), and all of Lots one Hundred Ten (110) and One Hundred Twelve (112), in Block Twenty-three (23), and

Lots Eighty-nine (89), Ninety-one (91), Ninety-three (93), Ninety-five (95), Ninety-seven (97) and Ninety-nine (99) thru One Hundred Fourteen (114), inclusive, all in Block Twenty-four (24), and

All of Block Twenty-six (26) and all of Block Twenty-seven (27), and

Lots One Hundred Sixty-one (161) thru One Hundred Ninety (190), inclusive, and the South one-half (S 1/2) of Lots One Hundred Ninety-one (191) and One Hundred Ninety-two (192), all in Block Twenty-nine (29), and

All of the vacated streets, the "race" and the unplatted part of the South one-half (S 1/2) of Private Claim 27, West Side of Fox River, all lying within the area bounded on the West by the East line of Fort Howard Avenue, on the South by the East-West center lines of Lot Forty-five (45), Block Twenty-two (22), Lot One Hundred Eight (108), Block Twenty-three (23), and Lots One Hundred Nine (109) and One Hundred Ten (110), Block Twenty-four (24), of De Pere Company's Addition extended Easterly to the Fox River, on the East by the waters of the Fox River and on the North by the East-West center lines of Lots One Hundred Ninety-one (191) and One Hundred Ninety-two (192), of Block Twenty-nine (29), De Pere Company's Addition extended Easterly to the waters of the Fox River, together with all riparian rights.

TRANSFER
\$167.50
FEE

VOL 945 PAGE 595

Most recent

Name of Grantor
U.S.P.M. Corp.

Is grantor related to grantee? (Blood or Marriage) Yes No

Address to which tax bills should be sent
**Fort Howard Avenue
De Pere, Wisconsin 54115**

Name and Full Address of Grantee
**U. S. Paper Mills Corp.
Fort Howard Avenue
De Pere, Wisconsin 54115**

PART I - PROPERTY TRANSFERRED

County of: **Brown**

Check proper box and enter name of municipality
 City
 Village
 Town
 OF: **De Pere**

Street address of property transferred
Fort Howard Avenue

Legal Description (Fill in legal description in space below or attach 2 copies of full legal description from instrument of conveyance)

Lot No. See Below Block No. _____ Plot Name De Pere Company's Addition

N 1/2 of Lot 45, all of Lots 46 thru 54, incl., all in Block 22; and N 1/2 of Lots 110 and 112, Block 23; and Lots 89, 91, 93, 95, 97 and 99 thru 114, incl., all in Block 24; and all of Block 26 and all of Block 27; and Lots 161 thru 190, incl., and S 1/2 of Lots 191 and 192, all in Block 29; and All of the vacated streets, the "race" and the unplatted part of S 1/2 of P.C. 27, W.S.F.R., all lying within the area bounded on the N by the E line of Fort Howard Avenue, on the S by the East-West center lines of Lot 45, Block 22, Lot 108, Block 23, and Lots 109 and 110, Block 24, of De Pere Company's Addition extended Ely to the Fox River, on the E by the waters of the Fox River and on the N by the East-West center lines of Lots 191 and 192, Block 29, De Pere Company's Addition extended Ely to the waters of the Fox River, together with all riparian rights.

PART II - PHYSICAL DESCRIPTION AND INTENDED USE

- Kind of Property
 - Land Only
 - New Construction
 - Building Previously Used
 - Residential Units, if any
 - One Family
 - 2 thru 7 Units
 - 8 or more Units
- Principal Intended Use
 - Residential
 - Commercial
 - Industrial
 - Agricultural
 - Recreational
 - Other (Explain) _____
- Land Area and Type
 - Lot Size - Estimated
 - 12 Total Acres - Estimated
 - Tillable Acres _____
 - W.T.L. Acres _____
 - F.C. Acres _____
 - Feet of Water Frontage Estimated

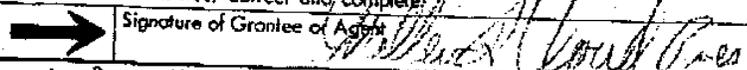
PART III - TRANSFER

- Sale
- Gift
- Exchange
- Other Explain Here

PART IV - COMPUTATION OF FEE

- Total value of real estate transferred (purchase price, etc.) \$ **167,402.00**
- Ownership interest transferred Full Other (Explain) _____
- Fee \$ **167.50**
- In your opinion, was this sale or transfer made at fair market value? Yes No No Opinion (If no or no opinion, Explain Here)

I (We) declare under penalty of law, that this return (including any accompanying schedule) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete.

Sign Here  Signature of Grantee or Agent Date **September 15, 1971**

LEAVE THIS AREA BLANK	Document No.	Vol. (Reel)	Page (Image)	Date Recorded	Date and Kind of Conveyance					
	734442	945	595	11/11	QCD September 15, 1971					
	Parcel Number			19 _____	19 _____	County Code	District Code			
	A	B	C	D	E	F	1 Office Ratio	2 Field Ratio	3 Use Consideration	4 Reject Consideration
										167,402.0

The following tracts of land located in De Pere Company's Addition to the City of De Pere, Brown County, Wisconsin:

The South one-half (S $\frac{1}{2}$) of Lots One Hundred Ninety-one (191) and One Hundred Ninety-two (192), and Lots One Hundred Eighty-seven (187), One Hundred Eighty-eight (188) and One Hundred Ninety (190) in Block Twenty-nine (29), and

The North one-half (N $\frac{1}{2}$) of Lots One Hundred Eighty-one (181) and One Hundred Eighty-two (182), and Lots One Hundred Eighty-three (183), One Hundred Eighty-four (184), One Hundred Eighty-five (185), and One Hundred Eighty-six (186), Block Twenty-nine (29).

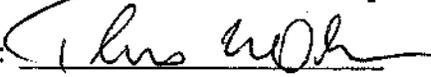
Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

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.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 23rd day of July, 1999.

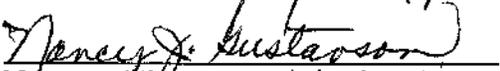
By signing this document, Thomas L. Olson acknowledges that [he/she] is duly authorized to sign this document on behalf of U. S. PAPER MILLS CORP.

Signature: 

Printed Name: Thomas L. Olson

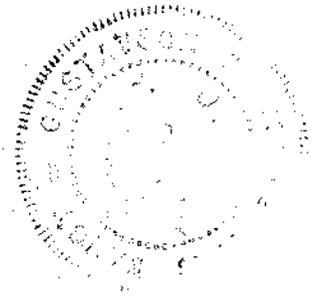
Title: President & CEO

Subscribed and sworn to before me
this 23rd day of July, 1999

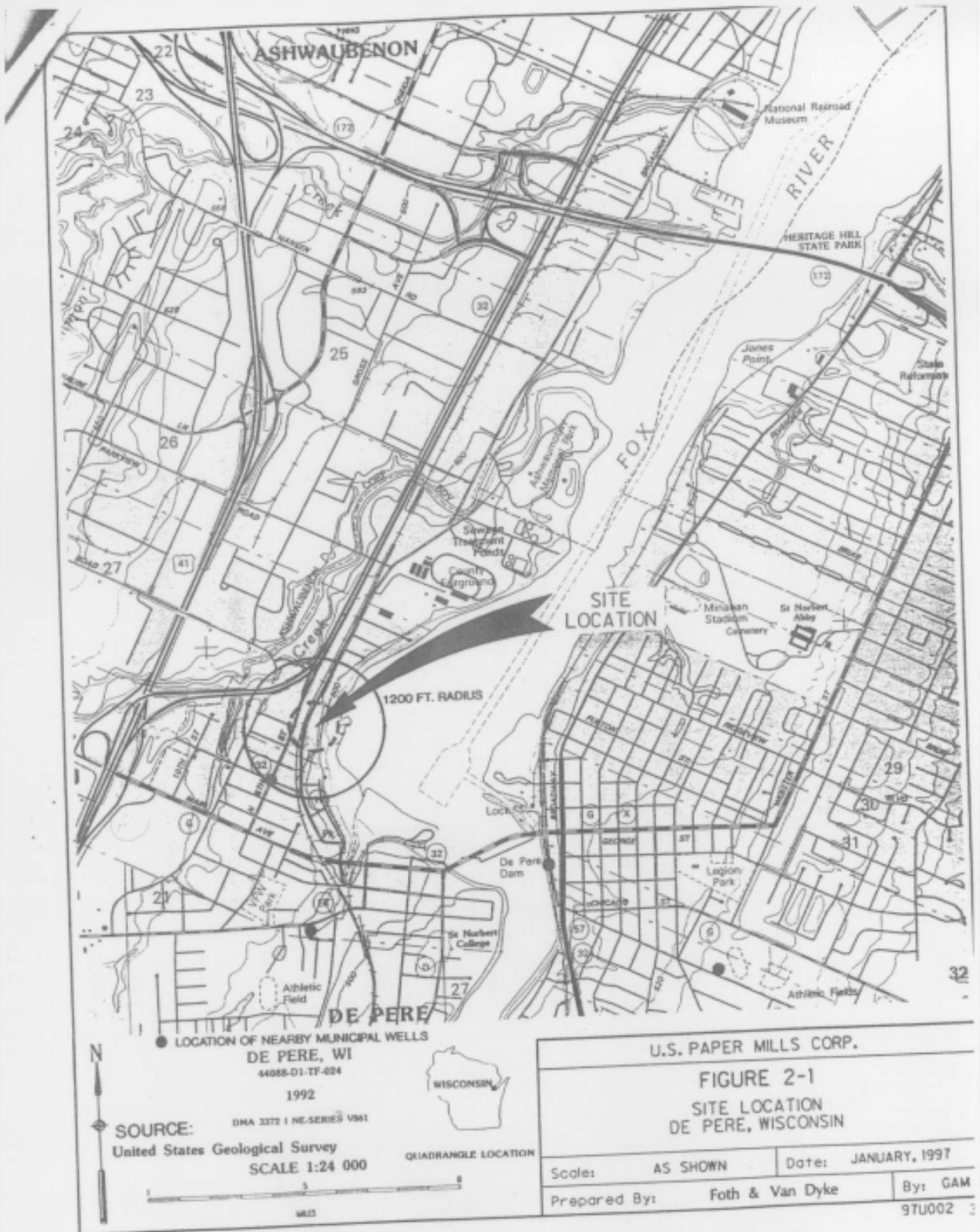


Notary Public, State of WISCONSIN

My commission expires October 31, 1999.



This document was drafted by the Wisconsin Department of Natural Resources.

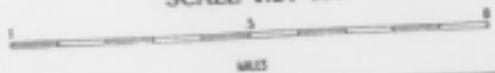


● LOCATION OF NEARBY MUNICIPAL WELLS
 DE PERE, WI
 44085-D1-TF-024
 1992

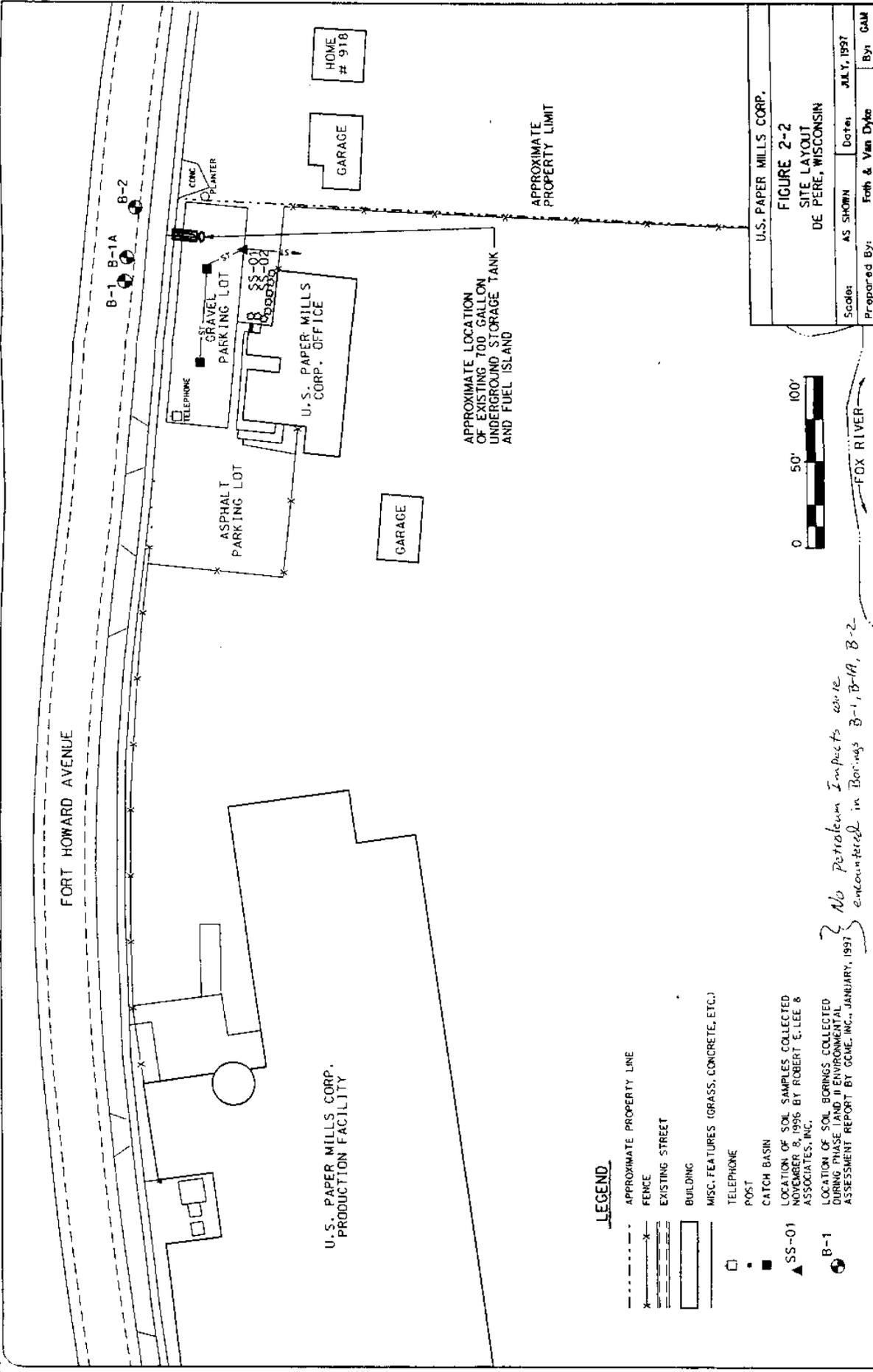
SOURCE: DMA 3372 I NE-SERIES V961
 United States Geological Survey
 SCALE 1:24 000



QUADRANGLE LOCATION



U.S. PAPER MILLS CORP.	
FIGURE 2-1	
SITE LOCATION	
DE PERE, WISCONSIN	
Scale: AS SHOWN	Date: JANUARY, 1997
Prepared By: Foth & Van Dyke	By: GAM
9TU002	



No petroleum impacts were encountered in borings B-1, B-1A, B-2

LEGEND

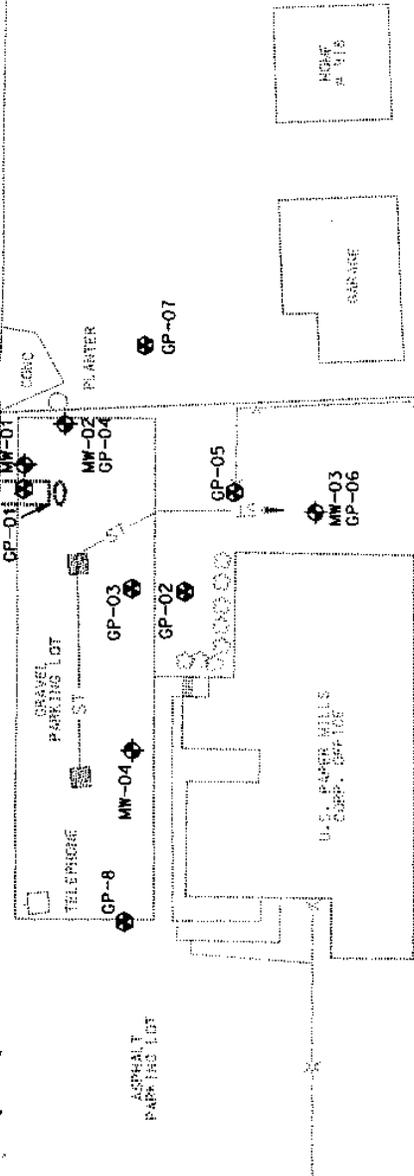
- APPROXIMATE PROPERTY LINE
- x-x- FENCE
- ==== EXISTING STREET
- ▭ BUILDING
- MISC. FEATURES (GRASS, CONCRETE, ETC.)
- ☐ TELEPHONE
- POST
- CATCH BASIN
- ▲ SS-01 LOCATION OF SOIL SAMPLES COLLECTED NOVEMBER 8, 1996 BY ROBERT E. LEE & ASSOCIATES, INC.
- B-1 LOCATION OF SOIL BORINGS COLLECTED DURING PHASE I AND II ENVIRONMENTAL ASSESSMENT REPORT BY GC&E, INC., JANUARY, 1997

U.S. PAPER MILLS CORP.
FIGURE 2-2
 SITE LAYOUT
 DE PERE, WISCONSIN

Scale: AS SHOWN Date: JULY, 1997
 Prepared By: Foth & Van Dyke By: GAM
 970002

FORMER LOCATION OF 700 GALLON LEADED UNDERGROUND STORAGE TANK AND FUEL ISLAND

FORT HOWARD AVE.



LEGEND

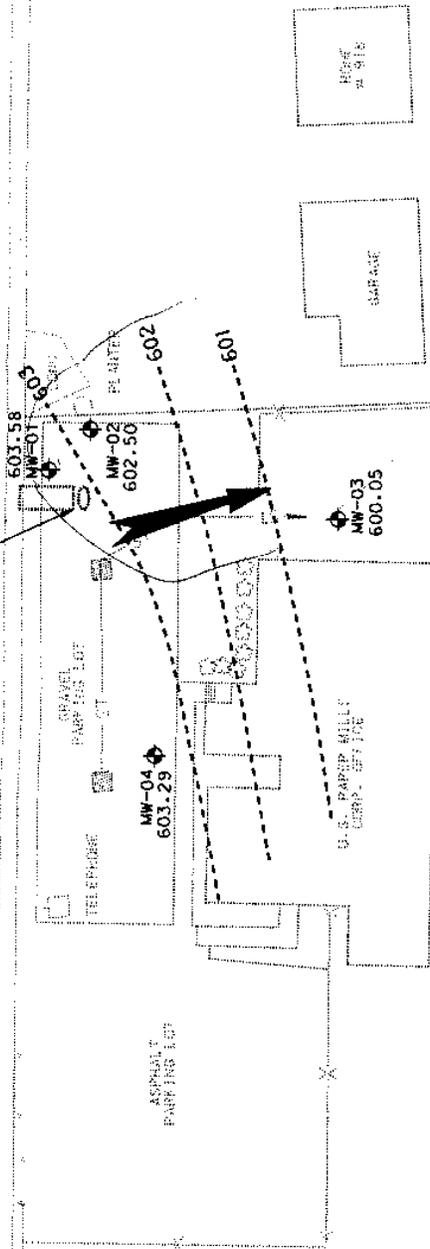
- APPROXIMATE PROPERTY LINE
- - - FENCE
- EXISTING STREET
- ▭ BUILDING
- MISC. FEATURES (GRASS, CONCRETE, ETC.)
- ⊙ TELEPHONE
- ⊙ POST
- ⊙ CATCH BASIN
- ⊙ GP-07 APPROXIMATE GEO PROBE LOCATION AND NUMBER
- ⊙ MW-04 APPROXIMATE MONITORING WELL LOCATION AND NUMBER

U.S. PAPER MILLS CORP.

FIGURE 5-1
GEO PROBE SOIL BORING
AND MONITORING WELL LOCATIONS
DE PERE, WISCONSIN

Scale: 0 5 10 20 Feet
Date: July, 1997
Prepared By: Foth & Van Dyke
By: JOW
97U002 17

FORT HOWARD AVE.
 FORMER LOCATION OF 700
 GALLON LEADED UNDERGROUND
 STORAGE TANK AND FUEL ISLAND



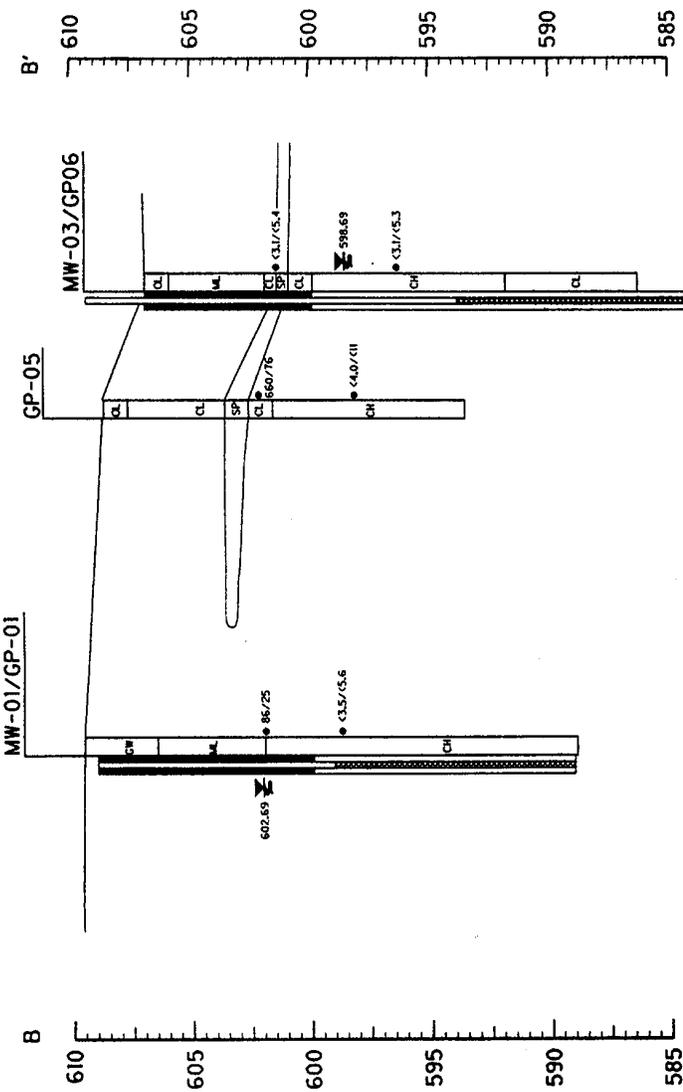
LEGEND

- APPROXIMATE PROPERTY LINE
- - - FENCE
- - - EXISTING STREET
- ▭ BUILDING
- MISC. FEATURES (GRASS, CONCRETE, ETC.)
- TELEPHONE
- ⊙ POST
- ⊞ CATCH BASIN
- ⊙ MW-04 APPROXIMATE MONITORING WELL LOCATION, NUMBER AND WATER TABLE ELEVATION 603.29
- - - - 602 - - - - INFERRED GROUNDWATER CONTOUR
- ➔ GROUNDWATER FLOW DIRECTION

U.S. PAPER MILLS CORP.

FIGURE 1
 WATER TABLE CONTOUR MAP SEPT. 20, 1997
 DE PERE, WISCONSIN

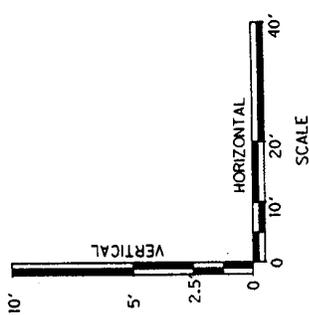
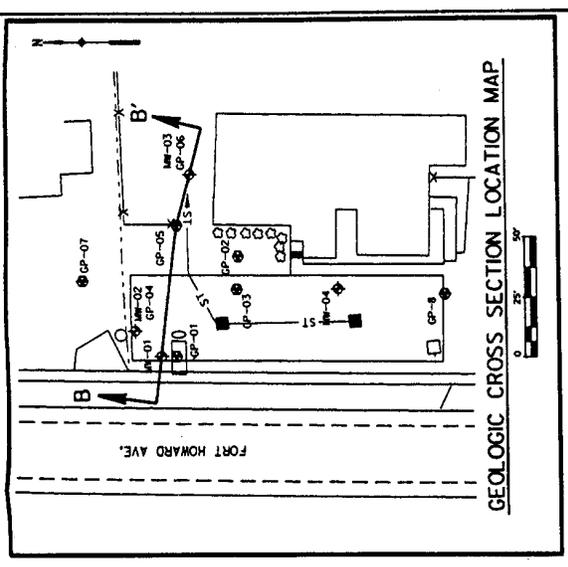
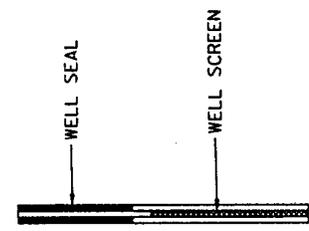
Scale: 0 10 20 30
 Prepared By: Fath & Van Dyke
 Date: NOVEMBER, 1997
 By: JOM
 97U002



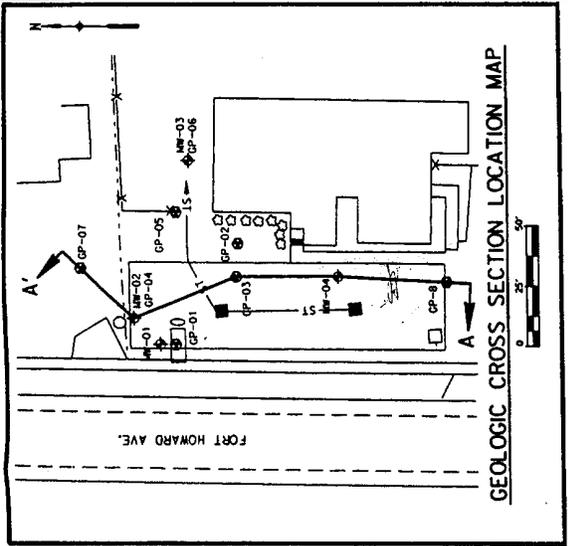
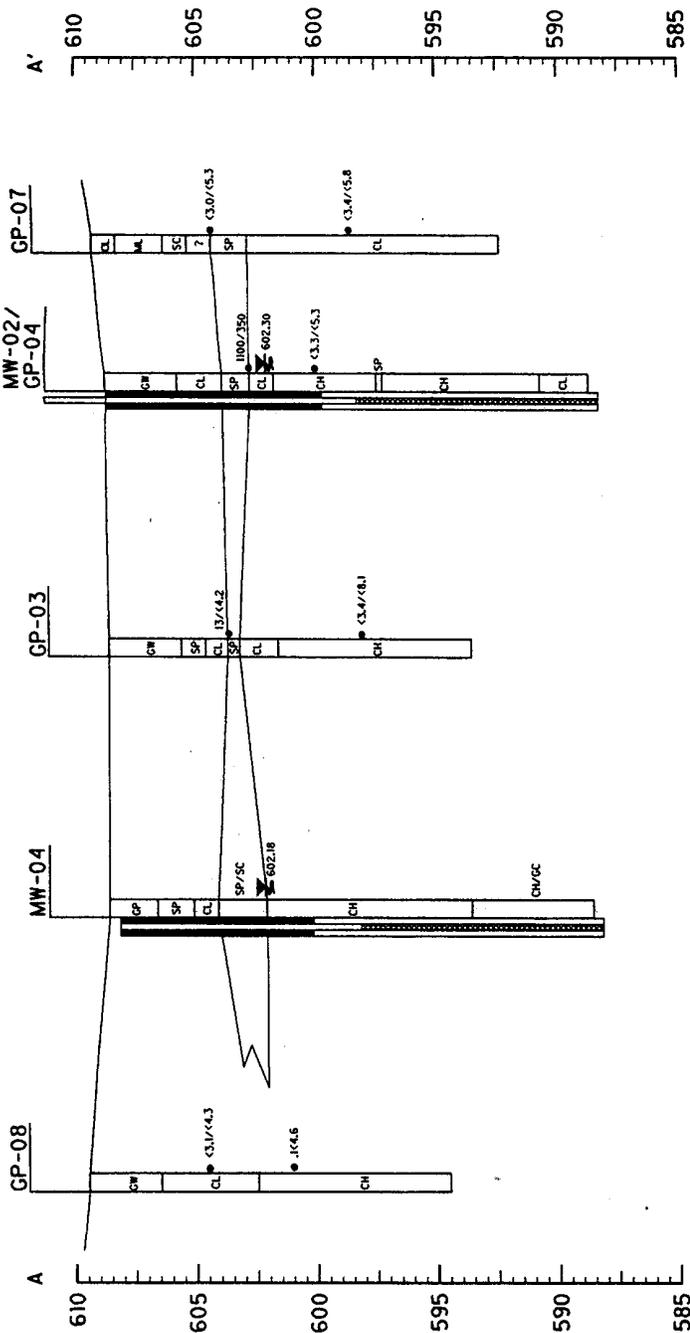
LEGEND

- GW WELL GRADED GRAVELS
- CL CLAY
- CH FAT CLAY
- SP POORLY GRADED SAND
- CH FAT CLAY AND CLAYEY GRAVEL
- CL SILTY CLAY
- SC CLAYEY SAND
- ANALYTICAL SOIL SAMPLE LOCATION AND GRO (MG/KG) AND DRO (MG/KG) CONCENTRATION
- ▲ GROUNDWATER ELEVATION APRIL 28, 1997
- DRO DIESEL RANGE ORGANICS
- GRO GASOLINE RANGE ORGANICS
- MG/KG MILLIGRAMS/KILOGRAM
- < PARAMETER WAS NOT DETECTED AT THE DETECTION LIMIT SHOWN

WELL CONSTRUCTION DETAIL



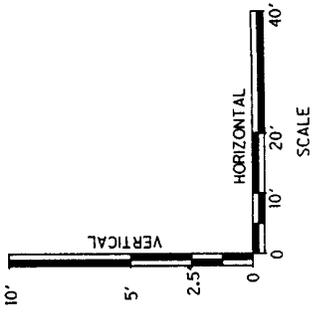
U.S. PAPER MILLS CORP.
FIGURE 5-3
 GEOLOGIC CROSS SECTION
 LOCATION MAP
 Scale: AS SHOWN Date: JULY, 1997 By: JOW
 Prepared By: Foth & Van Dyke
 97U002



LEGEND

- GP POORLY GRADED GRAVELS
- GW WELL GRADED GRAVELS
- CL CLAY
- CH FAT CLAY
- SP POORLY GRADED SAND
- GM/GC FAT CLAY AND CLAYEY GRAVEL
- OL SILTY CLAY
- SC CLAYEY SAND
- ANALYTICAL SOIL SAMPLE LOCATION AND GRO (MG/KG) AND DRO (MG/KG) CONCENTRATION
- ▲ GROUNDWATER ELEVATION APRIL 28, 1997
- DRO DIESEL RANGE ORGANICS
- GRO GASOLINE RANGE ORGANICS
- MG/KG MILLIGRAMS/KILOGRAM
- < PARAMETER WAS NOT DETECTED AT THE DETECTION LIMIT SHOWN

WELL CONSTRUCTION DETAIL



U.S. PAPER MILLS CORP.

FIGURE 5-2
GEOLOGIC CROSS SECTION
LOCATION MAP

Scaller: AS SHOWN	Date: JULY, 1997
Prepared By: Fath & Van Dyke	By: JOW

Groundwater Analytical Data
U.S. Paper Mills Inc.

Revision No. 1 - November 11, 1997

Monitoring Well	Date	Cadmium µg/l	Lead µg/l	GFO mg/l	DRO mg/l	Benzene µg/l	n-butylbenzene µg/l	ethylbenzene µg/l	p-isopropyltoluene µg/l	naphthalene µg/l	o-xylene µg/l	m&p xylene µg/l	toluene µg/l	1,2-Dichloroethane µg/l	1,2,4-FMB µg/l	1,3,5-TMB µg/l	MTB µg/l
MW-01	4/01/97	6.8	<1.5	0.11	<0.21	0.68	2.3	<0.3	<0.29	1.1	<0.17	<0.38	<0.13	<0.11	0.55	3.1	<0.2
	4/28/97	<0.12	<1.5	NA	NA	8.5	2.8	3.0	<0.31	<0.087	2.2	3.4	3.0	<0.93	2.5	3.9	<0.2
	9/20/97					5.2											
MW-02	4/01/97	<0.12	<1.5	<0.019	<0.19	<0.20	<0.13	<0.22	<0.20	<0.16	<0.34	<0.42	<0.2	4.4	<0.19	<0.20	<0.61
	4/28/97	<0.12	<1.5	NA	NA	14	1.3	<0.088	<0.31	<0.32	2.6	3.9	4.6	4.7	1.9	1.9	<0.2
	9/20/97					37											
MW-03	4/01/97	<0.12	<1.5	<0.014	0.15	<0.20	<0.13	<0.22	<0.20	<0.16	<0.34	<0.42	<0.20	<0.25	<0.19	<0.20	<0.61
	4/28/97	<0.14	<1.5	NA	NA	<0.23	<0.34	<0.26	<0.31	<0.32	<0.41	<0.52	<0.22	<0.29	<0.28	<0.56	<0.36
MW-04	4/01/97	<0.12	<1.5	<0.014	<0.18	<0.20	<0.13	<0.22	<0.20	<0.16	<0.34	<0.44	<0.20	<0.25	<0.19	<0.20	<0.61
	4/28/97	<0.12	<1.5	NA	NA	<0.26	<0.34	<0.26	<0.31	<0.32	<0.41	<0.52	<0.22	<0.29	<0.28	<0.56	<0.26
	9/20/97																
MW-101	4/01/97	<0.12	<1.5	0.11	<0.23	0.65	2.3	<0.20	0.13	0.78	<0.15	<0.29	<0.13	<0.11	<0.34	5	<0.26
	4/28/97	<0.12	<1.5	NA	NA	8.7	2.8	3.1	1.2	1.8	2.3	3.4	3.0	<0.93	2.3	3.8	<0.26
	9/20/97					37											
MW-202	4/01/97	<0.12	<1.5	<0.014	<0.094	<0.20	<0.13	<0.22	<0.20	<0.16	<0.34	<0.42	<0.20	<0.25	<0.19	<0.20	<0.61
	4/28/97	<0.12	<1.5	NA	NA	<0.26	<0.34	<0.26	<0.31	<0.32	<0.41	<0.52	<0.22	<0.29	<0.28	<0.56	<0.26
	9/20/97																
Field Blanks																	
Trip Blanks																	
NR 140 PAL		0.5	1.5	NE	NE	0.5	NE	140	NE	8	124	124	68.6	0.5	NE	NE	12
NR 140 ES		5	15	NE	NE	5	NE	700	NE	40	620	620	343	5	NE	NE	60

PAL: NR 140 Preventative Action Limit (For xylenes, PAL applies to total xylenes)
 ES: NR 140 Enforcement Standard (For xylenes, ES applies to total xylenes)
 Parameter concentration was above detection limit but below limit of quantification

Note: Monitoring wells were sampled for PAHs on April 1, 1997, with the exception of flouranthene, no PAHs were detected above reported limit of detection. Flouranthene and naphthalene were quantified via EPA method 8310 at a levels of 0.95 µg/l and 0.18 µg/l in well MW-02.

Prepared by: SVL
Checked by: F.

Test Results
ST Project

U.S. Paper Mills Corporate Office
Case # 03-05-111626

Table 1

	4-1-97	4-28-97	9-20-97	03/18/98	06/27/98	09/23/98	12/30/98
Sol Sulfate mg/l				876	633	564	407
NO3 mg/l				4.07	0.631	ND	0.57
Sol Iron mg/l				0.075	0.056	0.01	0.05
Benzene ug/l	.68	8.5	5.2	ND	12	5.83	ND
EthylBen ug/l	5.3	3.0	NA	ND	ND	1.19	ND
MTBE ug/l	2.76	5.26	NA	ND	ND	ND	ND
Toluene ug/l	2.13	3.0	NA	ND	ND	2.72	ND
1,2,4TMB ug/l	.55	2.3	NA	ND	ND	3.42	ND
1,3,5TMB ug/l	3.1	3.9		ND	ND	ND	ND
m-p Xylen ug/l	3.8	3.4		ND	ND	2.14	ND
o-Xylene ug/l	2.12	2.2		ND	ND	1.16	ND
DO ppm				1.3	1.1	1.3	6.9
Redox				365	294	262	221
pH				6.8	7.2	7	7.4
Temp C				6	15.2	17.9	10.2
Depth to GW ft				5.92	5.78	6.48	6.74
MW-2							
Sol Sulfate mg/l				31.5	29.2	27	22
NO3 mg/l				ND	ND	ND	0.1
Sol Iron mg/l				0.073	0.193	0.116	0.18
Benzene ug/l	2.2	11	37	0.624	17.2	18.8	23.8
EthylBen ug/l	2.22	2.088	NA	ND	1.29	ND	2.09
MTBE ug/l	2.61	2.26		ND	ND	ND	ND
Toluene ug/l	2.2	4.6		ND	2.17	2.1	3.2
1,2,4TMB ug/l	2.14	1.4		ND	ND	ND	ND
1,3,5TMB ug/l	2.34	2.6		ND	ND	ND	ND
m-p Xylen ug/l	2.42	5.9		ND	ND	ND	1.85
o-Xylene ug/l				ND	ND	ND	ND
DO ppm				2.5	1.3	2.3	7.1
Redox				349	293	280	180
pH				7.5	7.4	7.5	7.7
Temp C				7.3	16	14.6	10.7
Depth to GW ft				9.02	6.7	7.72	7.86

MW-3

See next table