

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Badger paper Mill Lift Station		
<b>BRRTS #:</b>	03-38-190969	<b>FID #</b>	
<b>COMMERCE #</b> (if appropriate):	54157-1652-01	(if appropriate):	
<b>CLOSURE DATE:</b>	July 6, 2005		
<b>STREET ADDRESS:</b>	401 E. Front Street		
<b>CITY:</b>	Peshtigo		
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b> 697707	<b>Y =</b> 510686	
<b>CONTAMINATED MEDIA:</b>	Groundwater <input type="checkbox"/>	Soil <input checked="" type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:			
• GPS COORDINATES (meters in WTM91 projection):			
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):			
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	X <input checked="" type="checkbox"/>
<b><u>DOCUMENTS NEEDED</u></b>			
Closure Letter, and any conditional closure letter issued			X
Copy of most recent deed, including legal description, for all affected properties			X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties			X
County Parcel ID number, if used for county, for all affected properties			X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			X
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) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.			X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			NA
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			NA
GW: Table of water level elevations, with sampling dates, and free product noted if present			NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)			X
RP certified statement that legal descriptions are complete and accurate.			X
Copies of off-source notification letters (if applicable)			NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)			NA
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure			NA



commerce.wi.gov

ENVIRONMENTAL & REGULATORY SERVICES DIVISION

BUREAU OF PECFA

2129 Jackson Street

Oshkosh, Wisconsin 54901-1805

TDD #: (608) 264-8777

Fax #: (920) 424-0217

Jim Doyle, Governor

Mary P. Burke, Secretary

July 6, 2005

Mr. Steve Cota  
City of Peshtigo  
331 French Street  
PO Box 100  
Peshtigo, WI 54157

RE: Final Closure

Commerce # 54157-1652-01      WDNR BRRTS # 03-38-190969  
Badger paper Mill Lift Station, 401 E. Front Street, Peshtigo

Dear Mr. Cota:

The Wisconsin Department of Commerce (Commerce) has received the item required as the condition for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

A handwritten signature in black ink that reads "Beth A. Erdman". The signature is written in a cursive, flowing style.

Beth A. Erdman  
Hydrogeologist  
Site Review Section

cc: Karl Schuldes-Robert E. Lee & Associates, Inc.  
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
Jim Doyle, Governor  
Mary P. Burke, Secretary

June 20, 2005

Mr. Steve Cota  
City of Peshtigo  
331 French Street  
PO BOX 100  
Peshtigo, WI 54157

RE: Conditional Case Closure

Commerce # 54157-1652-01 WDNR BRRTS # 03-38-190969  
Badger paper Mill Lift Station, 401 E. Front Street, Peshtigo

Dear Mr. Cota:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Robert E. Lee & Associates, Inc., for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

During the groundwater sampling events conducted, the preventive action limit (PAL) for benzene and naphthalene was exceeded at monitoring well MW-1. Commerce is issuing a PAL exemption, per NR 140.28(2), Wis. Adm. Code, for benzene and naphthalene at the referenced property.

The following condition must be satisfied to obtain final closure:

- Documentation of abandonment (WDNR Abandonment Form 3300-5B) of monitoring well MW-1.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

A handwritten signature in cursive script that reads "Beth A. Erdman".

Beth A. Erdman  
Hydrogeologist  
Site Review Section

cc: Karl Schuldes-Robert E. Lee & Associates, Inc.  
Case File

This Indenture Made this 17th day of July A.D. 1951 between E. H. Stibbe and Ann Stibbe, his wife, of Peshtigo, Wisconsin,

City of Peshtigo, a Wisconsin Municipal Corporation,

Witnesseth: That the said part 108 of the first part, for and in consideration of the sum of

Eight Hundred Fifty (\$850.00) Dollars to them in hand paid by the said part 7 of the second part, the receipt whereof is hereby confessed and acknowledged, he has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part 7 of the second part, itself, its heirs and assigns forever, the following described real estate, situated in the County of Marinette and State of Wisconsin, to-wit:

A parcel of land in Government Lot 1, Outlot 19, Assessors Plat No. 5 City of Peshtigo, Marinette County, Wisconsin, described as follows:

Beginning at the intersection of the southerly right-of-way line of the Chicago & Northwestern Railroad and the westerly line of East Front Street; thence S 66°-30' W along the said railroad right-of-way line to the east bank of the Peshtigo River; thence S 160°-0' E along the east bank of the Peshtigo River a distance of 278 feet; thence north 66°-30' E running parallel to the said railroad right-of-way line a distance of 288 feet; thence N 230°-30' W a distance of 285 feet; thence N 66°-30' E running parallel to the said railroad right-of-way line to the said westerly line of East Front Street; thence N 180°-2' W along the said westerly line of East Front Street; to the place of beginning, said parcel containing 2.4 acres of land.



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said part 108 of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold, the said premises as above described with the hereditaments and appurtenances, unto the said part 7 of the second part, and to its heirs and assigns FOREVER.

And the said E. H. Stibbe and Ann Stibbe, his wife, for their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said part 7 of the second part, its heirs and assigns, that at the time of the enrolling and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever.

and that the above bargained premises in the quiet and peaceable possession of the said part 7 of the

second part, its full design, against all persons or persons lawfully claiming the whole or any part thereof, they will forever WARRANT and DEFEND. In Witness Whereof, the said part 1st of the first part do hereunto set their hands and seals this 5th day of ~~SEPT~~ September, A. D. 19 51.

Signed and Sealed in Presence of  
Robert D. Murphy  
Robert D. Murphy  
Eloise K. Kingston  
Eloise K. Kingston

E. H. Stibbe (Seal)  
E. H. Stibbe  
Anna Stibbe (Seal)  
Anna Stibbe  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

State of Wisconsin,  
Marinette County, ss. September  
Personally came before me, this 5th day of ~~July~~ September, A. D. 19 51,  
the above named E. H. Stibbe and Anna Stibbe, his wife,  
to me known to be the person s who executed the foregoing instrument and acknowledged the same.

Robert D. Murphy  
Robert D. Murphy  
Notary Public, Marinette County, Wisconsin.  
My commission expires 12-13, A. D., 19 53.

Inasmuch as the State provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.

No. <u>265860</u> <u>Stibbe</u>	To <u>City of Peshtigo.</u>	Warranty Deed	REGISTER'S OFFICE, State of Wisconsin, <u>Marinette</u> County, Recd for Record this <u>6th</u> day of <u>September</u> , A. D., 19 <u>51</u> at <u>10</u> o'clock <u>a.</u> M. and recorded in Volume of Deeds on page <u>379</u> <u>Ray H. Will</u> Register of Deeds. <u>Raymond Moran</u> Deputy.
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320151      M 289 319  
This Indenture, Made this 4th day of June, A. D. 19 65

between Anna Stibbe, Peshtigo, Wisconsin,

part Y of the first part, and

City of Peshtigo,

Municipal  
a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at  
Peshtigo, Wisconsin, party of the second part.

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of  
One (\$1.00) Dollar

to her in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknow-  
ledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents  
do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its  
successors and assigns forever, the following described real estate, situated in the County of Marinette

and State of Wisconsin, to-wit:

Part of Government Lot One (1), also being part of Outlot Nineteen (19) of  
Assessor's Plat No. Five (5) in Section Thirty (30) North, Range Twenty-Three (23)  
East, in the City of Peshtigo, Wisconsin.

Commencing at the intersection of South line of C. & N.W. Railroad Right-of-  
Way (100 ft. wide) and West line of East Front Street (66 ft. wide) in Outlot Nine-  
teen (19) of Assessor's Plat No. Five (5), Government Lot One (1), Section Thirty  
(30), Township Thirty (30) North, Range Twenty-Three (23) East, in the City of  
Peshtigo, Wisconsin; thence S. 19° 49' E., along West line of East Front Street,  
50.7 feet to point of beginning; thence S. 66° 30' W., parallel to said railroad,  
515.31 feet; thence S. 23° 30' E., 225.00 feet; thence S. 66° 30' W., 288.00 feet  
to bank of Peshtigo River; thence S. 02° 15' W., along bank of Peshtigo River,  
86.91 feet; thence N. 71° 17' E., 820.00 feet to West line of East Front Street;  
thence N. 19° 49' W., along West line of said street, 372.45 feet, back to point  
of beginning, this parcel lying south of and adjacent to parcel described in  
Vol. 204, page 379 of Deeds, Marinette County Records.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise apper-  
taining, and all the estate, right, title, interest, claim or demand whatsoever, of the said part Y of the first part,  
either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their heredita-  
ments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances unto the  
said party of the second part, and to its successors and assigns FOREVER.

And the said Anna Stibbe

for herself and her heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enclosing and delivery of these presents she is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, she will forever WARRANT AND DEFEND.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal this 4th day of June, A. D., 1965.

SIGNED AND SEALED IN PRESENCE OF

*Anna Stibbe*  
Anna Stibbe

(SEAL)

*Agnes Bonine*  
Agnes Bonine

(SEAL)

*Deloris Lynch*  
Deloris Lynch

(SEAL)

STATE OF WISCONSIN,

Marinette County ss.

Personally came before me, this 30th day of June, A. D., 1965,

the above named Anna Stibbe

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

*Mary Helen*

Notary Public, Marinette County, Wis.

My Commission expires 6/8/ A. D. 1969

This instrument drafted by M. B. Langill, attorney.

770151

RECORDED

No. 1965 JUL 20 AM 10:31

Anna Stibbe

TO

City of Peshtigo.

WARRANTY DEED

REGISTERS OFFICE,  
STATE OF WISCONSIN.

County.

Received for Record this

day of

A. D., 19

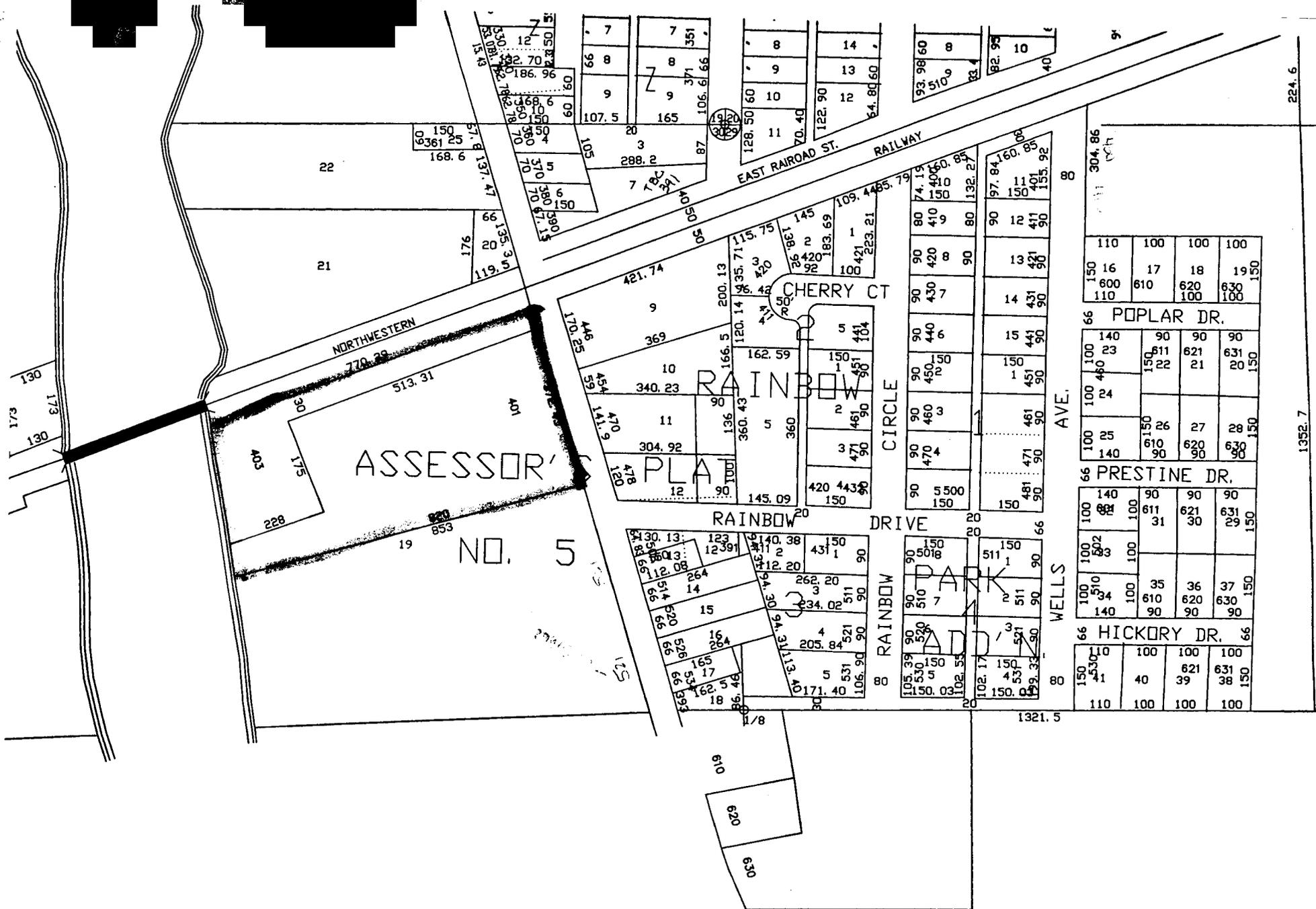
at o'clock M., and recorded in

Vol. of Deeds on page

Register of Deeds

Deputy

*City Clerk*  
*City Clerk*

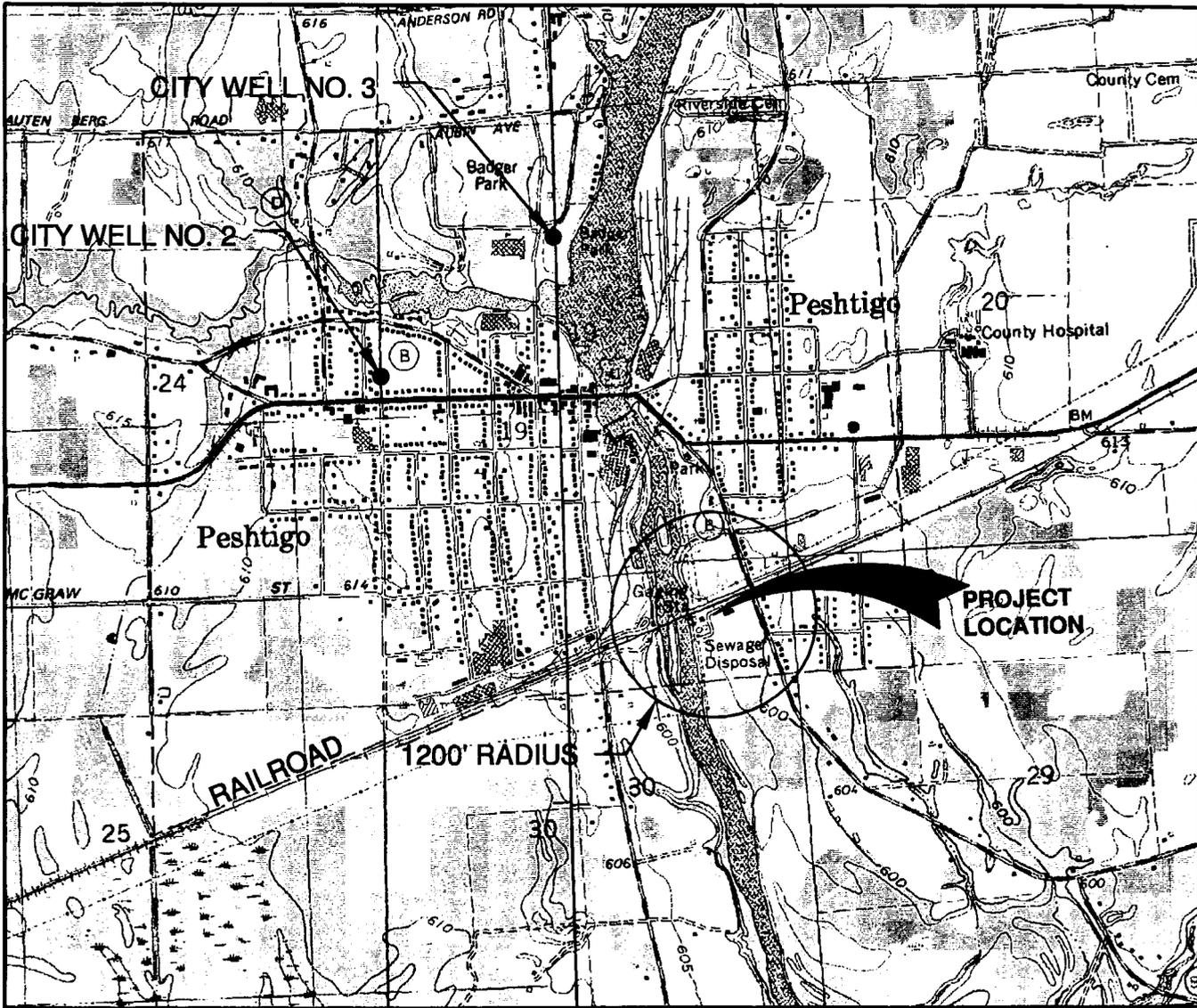


224.6

1352.7

Assessment Roll #271-1117.1

Zoned as General Industrial



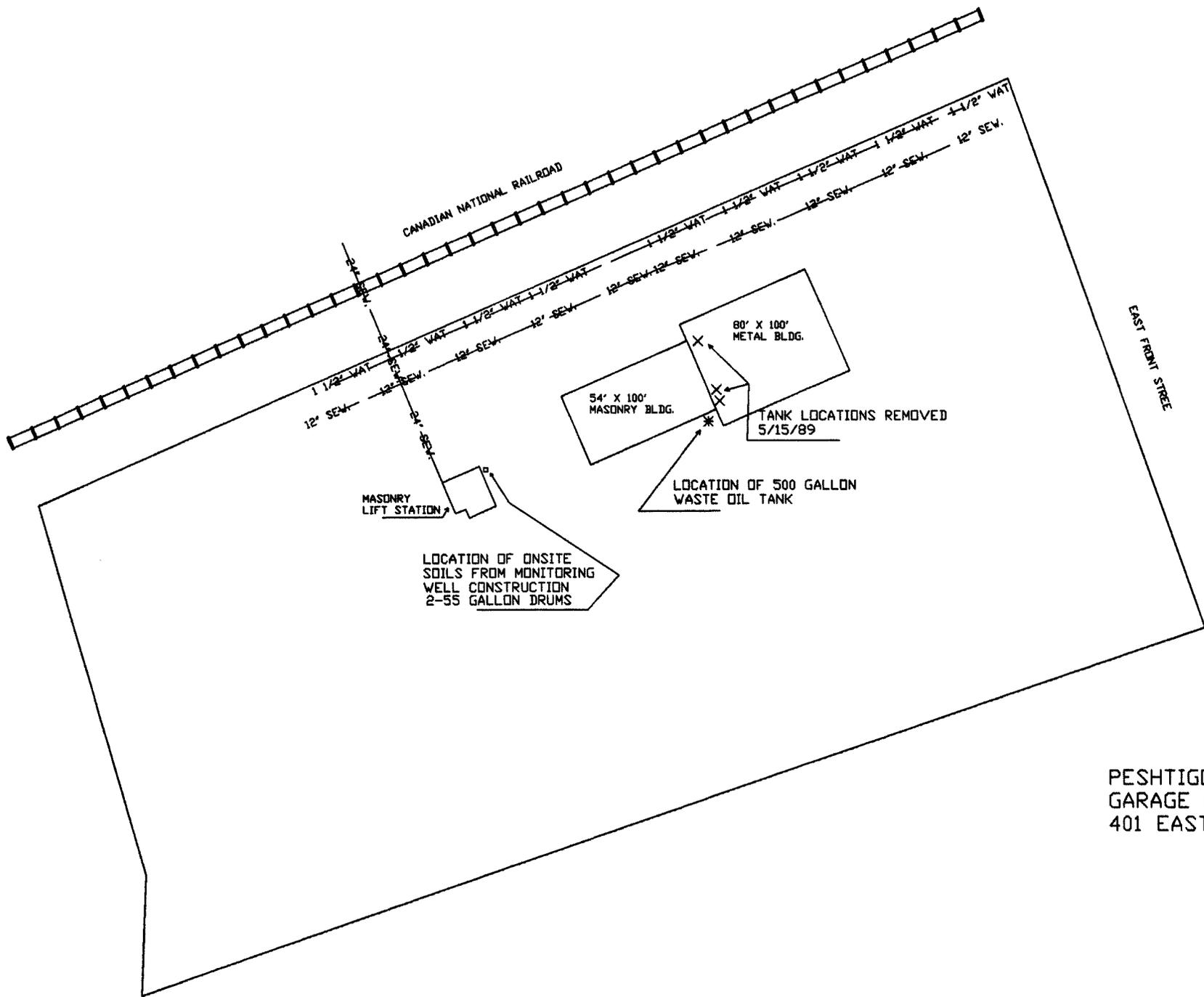
## LOCATION MAP

CITY OF PESHTIGO PROPERTY  
 401 E. FRONT ST.  
 PESHTIGO , WISCONSIN 54157



1" = 2000'

FIGURE 1



CANADIAN NATIONAL RAILROAD

EAST FRONT STREET

MASONRY LIFT STATION

LOCATION OF ONSITE SOILS FROM MONITORING WELL CONSTRUCTION 2-55 GALLON DRUMS

54' X 100' MASONRY BLDG.

80' X 100' METAL BLDG.

TANK LOCATIONS REMOVED 5/15/89

LOCATION OF 500 GALLON WASTE OIL TANK



SCALE: 1"=100'

PESHTIGO MUNICIPAL GARAGE LOCATION 401 EAST FRONT ST.

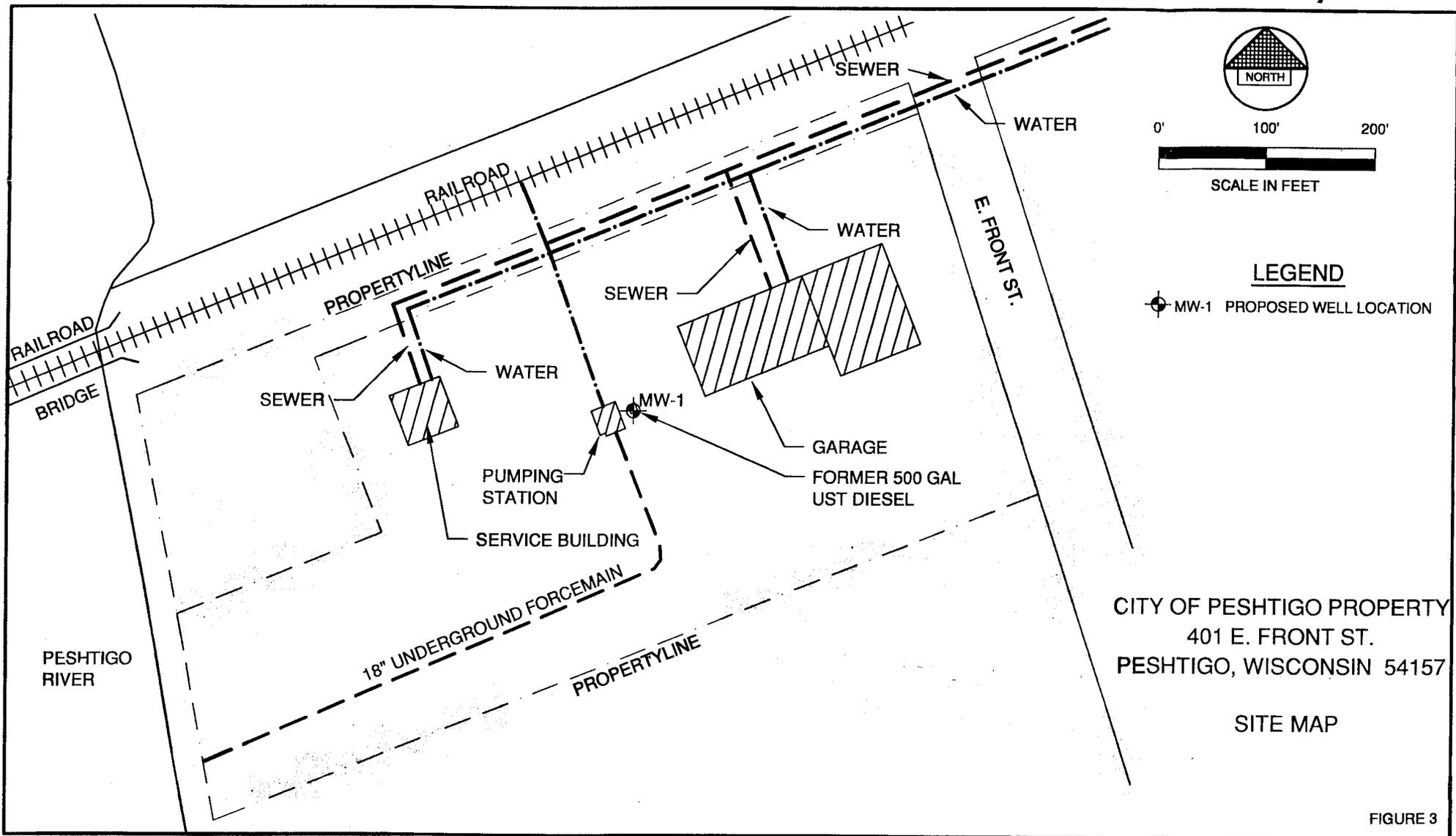


FIGURE 3

**Table 1**

**Sample Locations and Laboratory Results**

Sample #	Date Collected	Time Collected	Sample Depth (feet)	Parameter Analyzed	Sample Result (mg/kg)
BPM1-1	06/03/98	5:30 p.m.	8	DRO	4,480

**Table 2**

**Depths to Groundwater**

Well #	Screen Length	Bottom Depth	4/4/02	5/6/02	10/8/02	1/15/03
			Water Depth	Water Depth	Water Depth	Water Depth
MW-1	10	15.25	7.35	5.55	6.95	8.70

**Table 3**

**Field FID Readings (ppm)  
March 28, 2002**

Depth (Feet)	SB-1 2'-4'	SB-2 8'-10'	SB-3 4'-6'	SB-4 6'-8'	SB-5 6'-8'	SB-6 7'-9'	SB-7 6'-8'	SB-8 8'-10'
0-2	--	--	--	--	--	1	1	0
2-4	5	55	4	10	0	1	6	0
4-6	80	55	3	70	0	10	6	0
6-8	80	210	4	490	0	70	30	2
8-10	400	150	EOB	EOB	0	15	15	22
10-12	720	170			EOB	15	15	20

Table 4

## Soil Analysis

Parameter	NR 720 Standard	SB-1 (2-4')	SB-1 (8-10')	SB-2 (4-6')	SB-3 (6-8')	SB-4 (6-8')	SB-5 (7-9')	SB-6 (6-8')	SB-7 (6-8')	SB-8 (8-10')
		12/18/01	12/18/01	12/18/01	12/18/01	12/18/01	12/18/01	12/18/01	3/28/02	3/28/02
DRO (ppm)	250	<4.1	<b>3,900</b>	<4.1	<4.4	<b>580</b>	<4.0	<10	<10	<10
P VOC (ppb)										
Benzene	5.5	<25	<1,000	<25	<25	<1,300	<25	<130	<25	<25
Ethylbenzene	2,900	<25	<b>7,100</b>	<25	<25	<b>4,900</b>	<25	<130	<25	<25
Methyl-tert-butyl-ether	—	<25	<1,000	<25	<25	<1,300	<25	<130	<25	<25
Toluene	1,500	<25	<1,000	<25	<25	<1,300	<25	<130	52	<25
1,2,4-Trimethylbenzene	—	<25	23,000	47	<25	33,000	<25	<130	<25	<25
1,3,5-Trimethylbenzene	—	<25	48,000	64	<25	72,000	<25	<130	<25	<25
Total Xylene	4,100	<25	<b>30,700</b>	160	<25	<b>42,300</b>	<25	<380	<75	<25
PAH (ppb)										
Acenaphthene	900000	<18	<1,100	<19	<20	<390	<19	<41	<41	<41
Acenaphthylene	18000	<14	<850	<14	<15	<300	<14	<42	<42	<42
Anthracene	5000000	<13	<1,400	<14	<14	<280	<14	<34	<34	<34
Benzo(a)anthracene	88	22	<920	<16	<16	<320	<16	<54	<54	<54
Benzo(a)pyrene	8.8	16	<850	<14	<15	<300	<14	<59	<59	<59
Benzo(b)fluoranthene	88	17	<750	<13	<13	<260	<13	<42	49	<42
Benzo(g,h,i)perylene	1800	<13	<780	<13	<14	<270	<13	<82	<82	<82
Benzo(k)fluoranthene	880	15	<880	<15	<16	<310	<15	<79	<79	<79
Chrysene	8800	18	<920	<16	<16	<310	<16	<38	55	<38
Dibenzo(a,h)anthracene	8.8	<12	<750	<13	<13	<260	<13	<76	<76	<76
Fluoranthene	600000	42	<710	<12	<13	<250	<12	<42	73	<42
Fluorene	600000	<14	1,200	<14	<15	1,100	<14	<41	<41	<41
Indeno(1,2,3-cd)pyrene	88	<13	<780	<13	<14	<270	<13	<69	<69	<69
1-Methylnaphthalene	1100000	<16	22,000	<16	<17	12,000	<16	<37	<37	<37
2-Methylnaphthalene	600000	<13	42,000	<14	<14	22,000	<14	<72	<72	<72
Naphthalene	20000	<19	11,000	<20	<20	5,100	<20	<40	140	<40
Phenanthrene	18000	24	1,900	<13	<13	2,100	<13	<20	33	<20
Pyrene	500000	35	<820	<14	<14	<280	<14	<58	64	<58

NA = Not Analyzed

**Bold** = NR 720 Soil Standard Exceedance

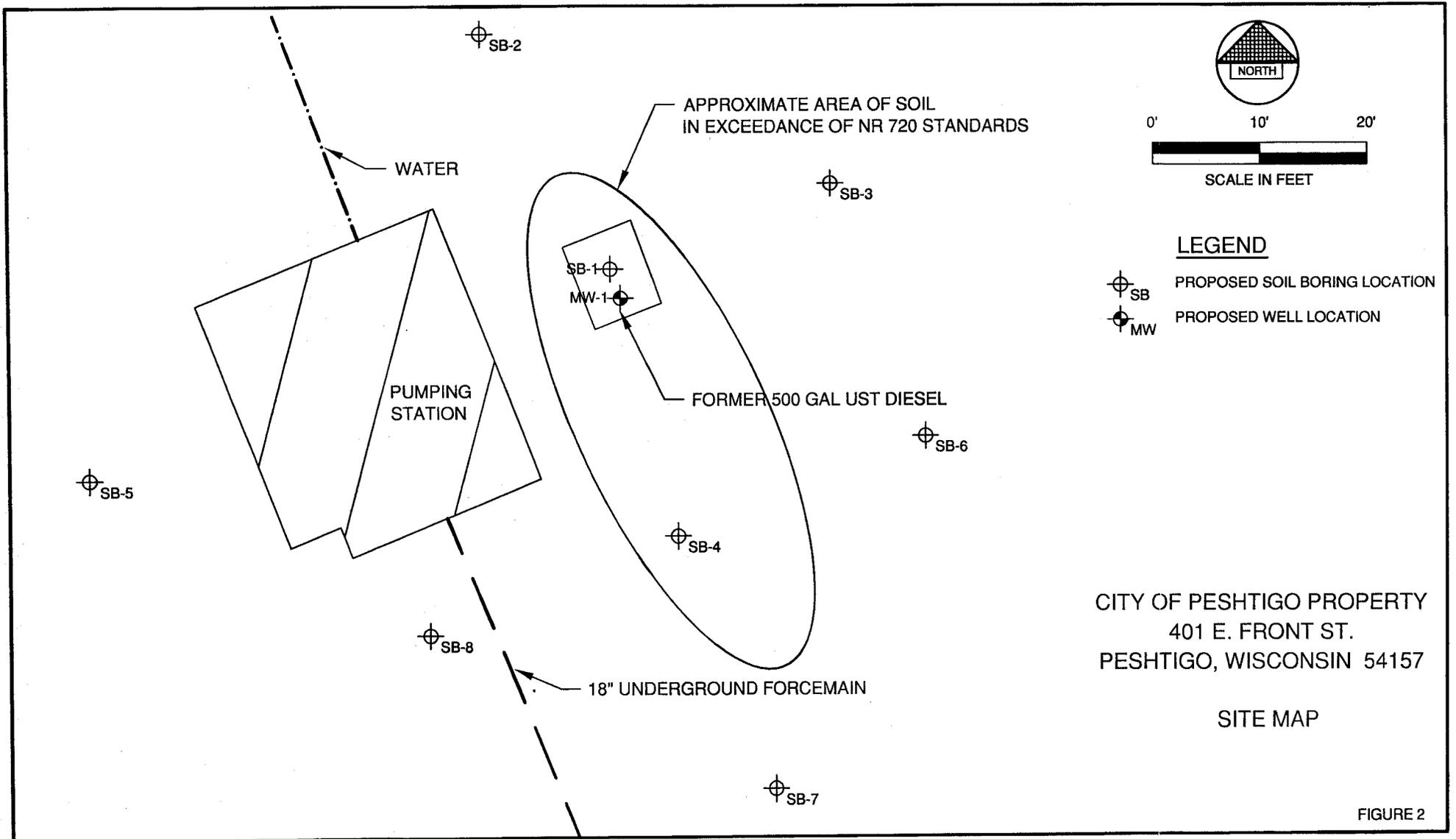
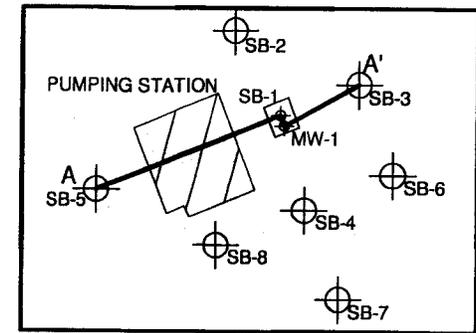
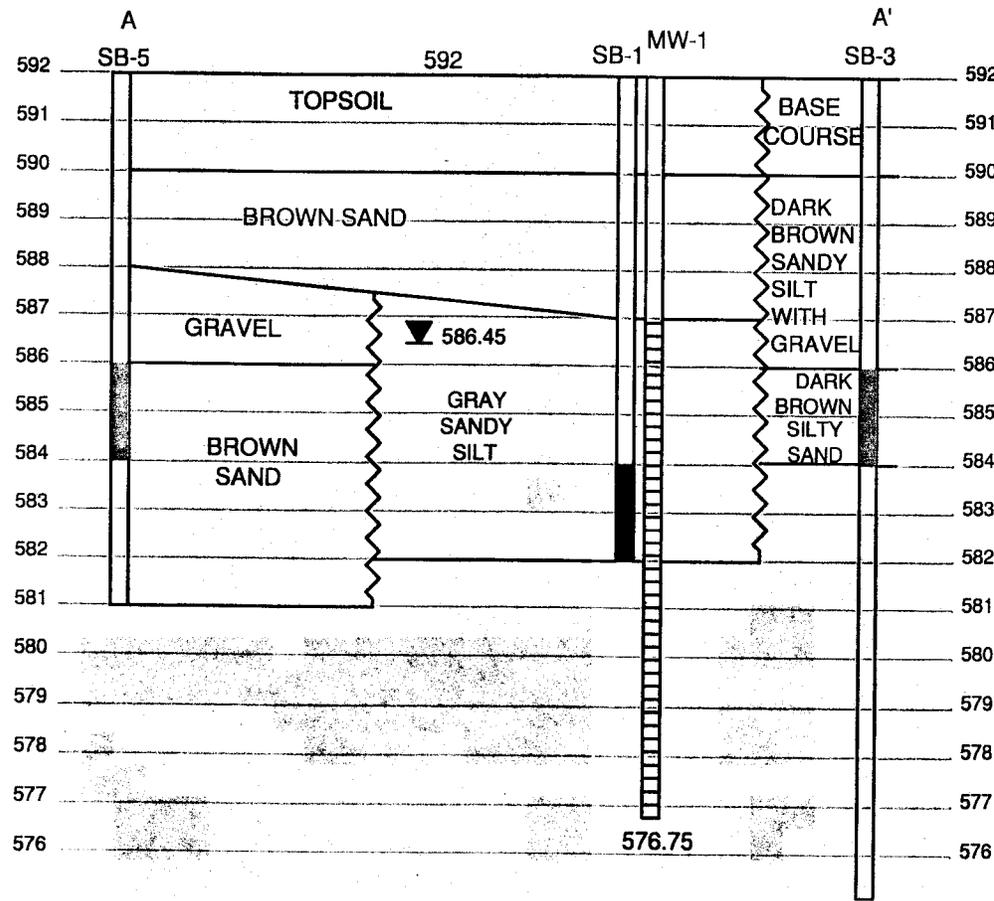


FIGURE 2



**SCALE**

VERTICAL 1" = 3'  
 HORIZONTAL 1" = X'

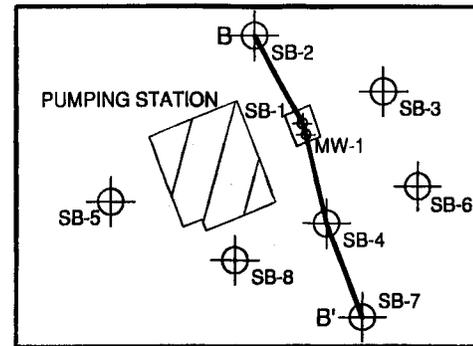
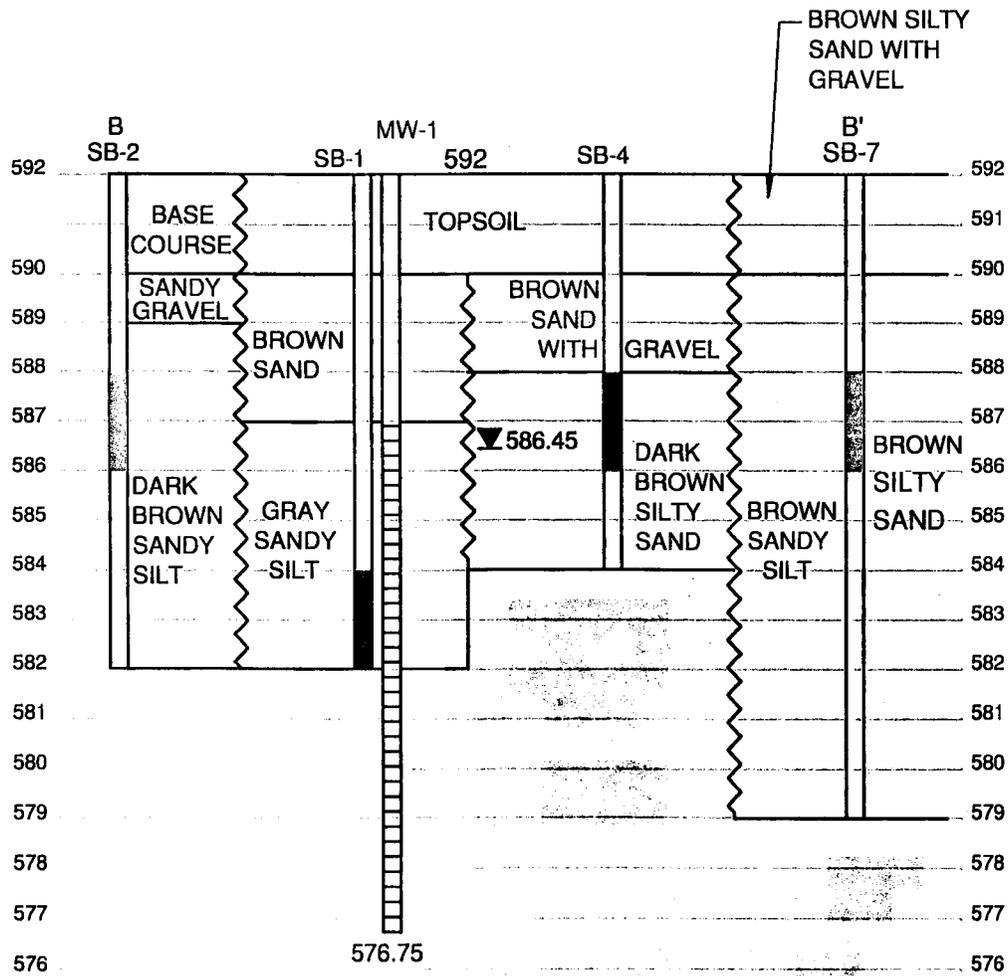
**LEGEND**

- BELOW NR720 SOIL STANDARDS
- NR720 SOIL STANDARD EXCEEDANCE
- GROUNDWATER LEVEL

CITY OF PESHTIGO  
 401 E. FRONT ST.  
 PESHTIGO, WISCONSIN

GEOLOGIC CROSS SECTION  
 05/05/2002

FIGURE #3



SCALE

VERTICAL 1" = 3'  
 HORIZONTAL 1" = X'

LEGEND

- BELOW NR720 SOIL STANDARDS
- NR720 SOIL STANDARD EXCEEDANCE
- GROUNDWATER LEVEL

CITY OF PESHTIGO  
 401 E. FRONT ST.  
 PESHTIGO, WISCONSIN

GEOLOGIC CROSS SECTION  
 05/05/2002

FIGURE #4

October 25, 2004

To whom it may concern:

I, the undersigned, representing the City of Peshtigo confirm with this letter that the attached legal description is complete and accurate, and refers to the property that is referred to by WDNR BRRTS #03-38-190969.

Robert E. Lee & Associates, Inc.

A handwritten signature in black ink, appearing to read "Karl A. Schuldes". The signature is written in a cursive style with some loops and flourishes.

Karl A. Schuldes

Environmental Scientist II