

GIS Registry Disclaimer

This case was closed by the DNR prior to August 1, 2002, when DNR began adding approved cleanups with residual soil contamination into the GIS Registry. Certain documents that are currently required by ch. NR 726, Wis. Adm. Code may therefore not be included in this packet as they were unavailable at the time the original case was closed.

The information contained in this document was assembled by DNR from a previously closed case file, and added to the GIS Registry to provide the public with information on closed sites with residual soil and/or groundwater contamination remaining above applicable state standards.

GIS REGISTRY

Cover Sheet

July, 2008
(RR 5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

COMM #:

*WTM COORDINATES:

X: Y:

** Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property")*

Land Use Controls:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between residential and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

*(note: maintenance plan for
groundwater or direct contact)*

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government or economic
development corporation)*

Monitoring wells properly abandoned? (234)

Yes No N/A

** Residual Contaminant Level*

***Site Specific Residual Contaminant Level*

This fillable form is intended to provide a list of information that must be submitted for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request (Section H). The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property**. Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: na **Title: NW 1/4 SECT. 22; T20N, R17E**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that ALL legal descriptions attached to the statement are complete and accurate.
Note: The point here is that the legal descriptions are describing the correct (i.e., contaminated) properties.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: 1 **Title: Site Location Diagram**
- Detailed Site Map:** A map that shows all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shows the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: 2 **Title: Soil Closure Sample Locations**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map shows the location of all soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: **Title:**

BRRTS #: 02-71-138894

ACTIVITY NAME: Fox Valley & Western - Neenah Station

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: 3 Title: Cross-Section Index

Figure #: 4 Title: Cross-Section IA - A'

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 10 Title: Groundwater Contour Map (5-7-98)

Figure #: Title:

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: 1 Title: Summary of Soil Analytical Results

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: Title:

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-71-138894

ACTIVITY NAME: Fox Valley & Western - Neenah Station

NOTIFICATIONS

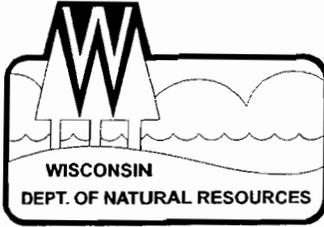
Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying current source property owner.
- Letter To Off-Source Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.
Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which the RP received confirmation for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Letter To Governmental Unit/Right-Of-Way Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Generic Residual Contaminant Level (GRCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:



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

January 26, 2001

Mr. Geoffrey C. Nokes
Fox Valley & Western, Ltd.
P.O. Box 5062
Rosemont, IL 60017-5062

SUBJECT: Case closure with a soil deed restriction for the Fox Valley & Western - Neenah Station site, Garfield Street, Menasha, WI
WDNR BRRTS # 02-71-138894

Dear Mr. Nokes:

On September 14, 1998, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources NE Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, it appears at this time the site has been investigated and remediated to the extent practicable under current site conditions and that the conditions of closure (filed soil deed restriction & monitoring well abandonment) have been met. Your case has been closed under s. NR 726.05, Wis. Adm. Code on January 25, 2001.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me in Green Bay at (920) 492-5921.

Sincerely,

Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

Enclosure

cc: Robert Mottl, STS Consultants, Ltd.,
1035 Kepler Drive, Green Bay, WI 54311-8320

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 one or more of the restrictions set forth in this covenant is no longer required. Upon the 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, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 15th day of JUNE, 2000.

By signing this document, DEBORAH M. COADY acknowledges that [he/she] is duly authorized to sign this document on behalf of Fox Valley & Western Ltd.

Signature: Deborah M. Coady

Printed Name: DEBORAH M. COADY

Title: VP - HR CLAIMS

Subscribed and sworn to before me
this 15th day of JUNE, 2000.

Gregory L. Davis, Sr.
Notary Public, State of ILLINOIS
My commission 7-14-01



This document was drafted by the Department of Natural Resources based on information provided by STS Consultants, Ltd.

EXHIBIT A
Boundary Description

A parcel of land located in the Southwest quarter of the Northwest quarter of Section 22, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin. Being more particularly described as follows and as identified on sheet 2 of 2:

Commencing at the Center of said Section 22,;

thence N 90°00'00" W along the South line of the Northwest quarter of said Section 22, a distance of 619.80 feet,

thence N 0°00'00" E, a distance of 590.57 feet to the POINT OF BEGINNING,

thence N 70°39'41" E, a distance of 102.17 feet,

thence N 13°27'04" W, a distance of 12.66 feet,

thence N 76°32'56" E, a distance of 30.33 feet,

thence S 12°40'05" E, a distance of 9.55 feet,

thence S 44°07'56" E, a distance of 34.44 feet,

thence N 13°49'35" E, a distance of 31.10 feet,

thence N 37°35'42" W, a distance of 46.64 feet,

thence N 10°20'11" W, a distance of 50.00 feet,

thence S 80°12'49" W, a distance of 23.96 feet,

thence N 9°47'11" W, a distance of 16.35 feet,

thence N 65°29'23" W, a distance of 20.73 feet,

thence S 9°47'11" E, a distance of 48.83 feet,

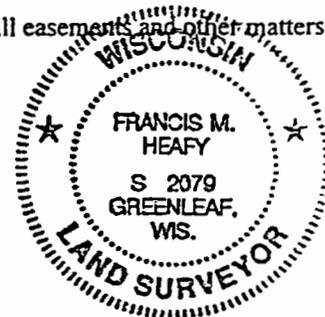
thence S 84°42'48" W, a distance of 91.69 feet,

thence S 5°17'12" E, a distance of 100.00 feet to the POINT OF BEGINNING,

Said parcel contains 13,160 square feet or 0.30 acres and is subject to all easements and other matters of record.

This instrument drafted by: Francis M. Heafy RLS # 2079

Sheet 1 of 2



x:\projects\dwg99\22288\survey\22288sv1a.dgn
 10 NOV 1999 4:31:36

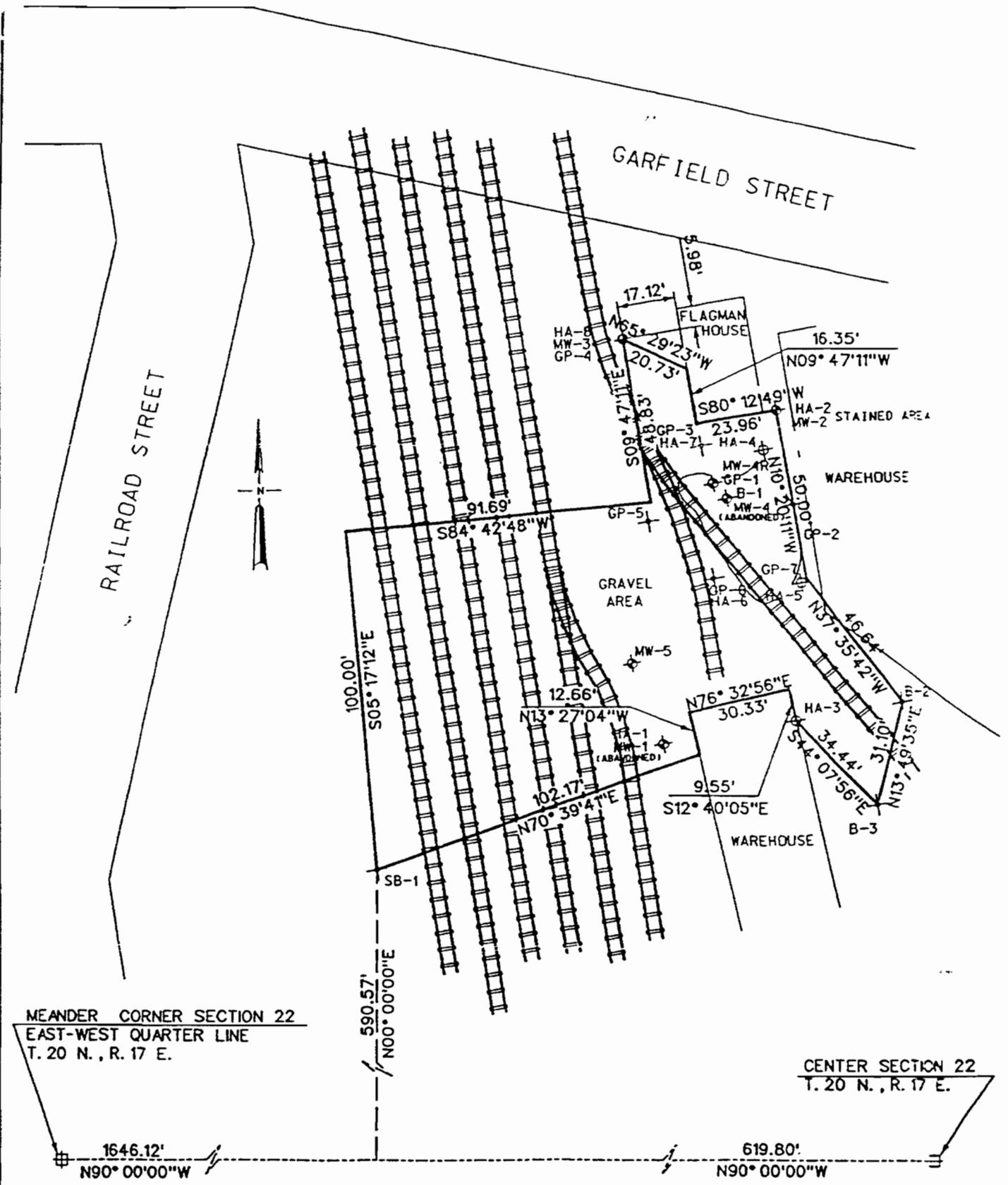


Figure 1

STS Consultants Ltd.
 Consulting Engineers

FOX VALLEY & WESTERN, LTD.
 FORMER NEENAH STATION
 MENASHA, WISCONSIN
 GROUNDWATER USE RESTRICTION BOUNDARY

DRAWN BY	FMH	11/99
CHECKED BY	RJM	11/99
APPROVED BY	MAB	11/99
CADFILE	SCALE	
... \22288sv1a.dgn	1" = 40'	
STS PROJECT NO.	SHEET NO.	
22288XS	2 of 2	

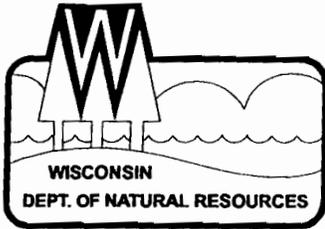
TABLE 1
Summary of Soil Analytical Results
Neenah Station -- STS Project No. 22288XF

Soil Boring Depth	ft	GP-1		GP-2		GP-3		GP-4		GP-5		GP-6		GP-7		HA-1		HA-2		HA-3		MW-4		MW-4R		MW-5		B-1		B-2		B-3		NR 720 RCL	
		0-2	8-9	4-6	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7	5-7		5-7
VOC	Benzene	136	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<9	<9	<9	<9	<9	<25	<9	<9	<9	<9	<9	<9	<9	5
	Ethylbenzene	842	<25	1,190	<25	<25	<25	<25	<25	<25	<25	106	<25	<25	<25	<25	<25	<25	<25	<25	<25	<9	69	<4.5	<4.5	<4.5	<25	34	<25	<25	<25	<25	<25	2,900	
	Toluene	430	<25	<25	31	<25	88	<25	<25	<25	<25	30	<25	<25	<25	<25	<25	<25	<25	<25	<25	<9	121	<4.2	<4.2	<4.2	<25	<4.2	<25	<25	<25	<25	<25	1,500	
	Total Xylenes	3,510	<25	724	<25	<25	<25	<25	<25	<25	<25	92	<25	<25	<25	<25	<25	<25	<25	<25	<25	<9	972	<19	<19	<19	<25	107	<25	<25	<25	<25	<25	4,100	
	n-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	
	sec-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	
	Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	
	p-Isopropyltoluene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	
	n-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	
	1,2,4-Trimethylbenzene	4,760	<25	6,680	47	34	47	<25	<25	<25	<25	253	<25	<25	<25	<25	<25	<25	<25	<25	<25	<9.9	1,300	106	<9.9	<10	24 (p)	240	<25	<25	<25	<25	<25	ND	
	1,3,5-Trimethylbenzene	3,100	<25	3,660	73	80	73	<25	<25	<25	<25	176	<25	<25	<25	<25	<25	<25	<25	<25	<25	<10	1,190	<10	<10	182	294	<25	<25	<25	<25	<25	<10	ND	
	Naphthalene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND	
	DRO	mg/kg	23,400	3,690	40,100	98	40,100	98	98	98	98	1,330	9,640	4	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	<1.6	9,740	3,130	<1.6	553	516	117	378	6	100	100	100		
	Metals	Total Lead	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	129	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	*500
		PAH	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,390	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1 x 10 ⁻⁵
SPLP VOCs	Fluorene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2,800	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,800		
	Phenanthrene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	4,890	NA	NA	NA	NA	NA	NA	NA	NA	NA	23,000			
	1-Methylnaphthalene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	7,110	NA	NA	NA	NA	NA	NA	NA	NA	NA	20,000			
	2-Methylnaphthalene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,800	NA	NA	NA	NA	NA	NA	NA	NA	NA	400			
	Naphthalene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.31 (p)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ES5		
SPLP VOCs	Benzene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	400		
	Fluorene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND		
	1-Methylnaphthalene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND		
	2-Methylnaphthalene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND		
Naphthalene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	40			
Phenanthrene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND			

NA - Not Analyzed
VOC - Volatile Organic Compound
DRO - Diesel Range Organics

PAH - Polynuclear Aromatic Hydrocarbon
SPLP - Synthetic Precipitation Leaching Procedure
ND - None Determined

NR 720 RCL - NR 720 Residual Contaminant Levels
NR 720 RCL Exceedance
(p) - Reported result is less than practical quantitation limit
< - Indicates less than method detection limit



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, Regional Director

Oshkosh Service Center
905 Bay Shore Drive
P.O. Box 2565
Oshkosh, Wisconsin 54903
Telephone 920-424-3050
FAX 920-424-4404

November 18, 1998

Mr. Robert E. Dowdy
Anixter International
10422 Elderberry Lane
Orland Park, IL 60462

Mr. Geoffrey C. Nokes
Fox Valley & Western LTD
P.O. Box 5062
Rosemont, IL 60017-5062

SUBJECT: **Conditional** Case Closure of
Fox Valley & Western Neenah Station, Garfield Street, Menasha
WDNR BRRTS Unique ID # 02-71-138894

Dear Mssrs. Dowdy and Nokes:

The above referenced case file has been reviewed by the WDNR's Northeast Region Case Closure Committee. This panel reviews environmental remediation cases for compliance with state laws, standards, and guidelines to maintain consistency in the closeout of cases. After careful review, the Committee has decided to grant a **conditional** case closure. At this time, it appears that actions have been taken to the extent practicable to restore the environment and minimize the harmful effects from this discharge to the air, lands and waters of the state.

First Condition: Deed Restriction

The WDNR is requiring no further remedial action at this time; however, ***You must file the attached "Declaration of Restriction" with your county Register of Deeds office within 30 days and send proof of this filing to the Department within 60 days of the date of this letter.*** The attached restriction also includes maps, which must be filed with the text. (The restriction is a Department standard format and has been drafted with oversight from Department attorneys. Please contact me if you have any questions or concerns regarding the restriction as written.)

Please note that case closure is dependent upon the filing of this deed restriction. ***If the restriction is not filed with the County Register of Deeds, the case remains active and continued sampling of the monitoring wells at the site will be required.*** A workplan of the sampling schedule and maintenance of the monitoring wells will be required within 90 days of the date of this letter if verification of the restriction filing is not received as indicated above.



Second Condition: Monitoring Well Abandonment

After filing the restriction with the county, all monitoring wells, sumps, and/or boreholes must be abandoned according to Chapter NR 141, Wisconsin Administrative Code. The abandonment forms (#3300-5B) should be sent to my attention.

Until verification of **both** the restriction and abandonment documentation is received, the DNR will continue to track this facility as an active BRR site.

Please be aware that this letter does not absolve the current or any future owner of this property, from future decisions regarding this site or impacts which may be discovered and/or traced to past or future activities at this site. If additional information in the future indicates that further investigation and/or remediation is warranted, the Department will require that appropriate action be taken at that time.

The Department appreciates your efforts to protect and restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 424-0399.

Sincerely,



Kathleen M. Sylvester, Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Case File – OSH
Steve Ales – SR/Fitchburg
Bob Mottl, STS Consultants, Ltd., 1035 Kepler, Green Bay, WI 54311

TRANSFER

DEED
DATE

1440.00

FEE

7

Register's Office
Winnebago County, Wis.
Received for record
this 15th Day of
April
A.D. 1994 at
10:36 o'clock AM

5871592

QUIT CLAIM DEED

Yasmina Rahal
REGISTER OF DEEDS

FOX RIVER-VALLEY RAILROAD CORPORATION, a Wisconsin corporation (the "Grantor"), formerly known as FRVR CORPORATION, quit-claims to FOX VALLEY & WESTERN LTD., an Illinois corporation (the "Grantee"), whose tax mailing address is One O'Hare Centre Suite 9000, 6250 N. River Road, Rosemont, Illinois 60017, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Winnebago County, in the State of Wisconsin, to-wit: The real estate more particularly described in EXHIBIT "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer as of this 17th day of August, 1992.

FOX RIVER VALLEY RAILROAD CORPORATION, a Wisconsin corporation

Attest:

By: Charles D. Martin
Charles D. Martin
VP Finance & Accounting

By: Robert E. Dowdy
Robert E. Dowdy
President

STATE OF Wisconsin)
COUNTY OF Brown) SS.

Before me Sandra K. Child, a notary public in and for said County and State, personally appeared FOX RIVER VALLEY RAILROAD CORPORATION, by Robert E. Dowdy and Charles D. Martin, President and VP Finance and Accounting, respectively, to me known to be the persons who executed the foregoing deed and acknowledged the same.

Given under my hand and official seal, this 17th day of August, 1992.

My Commission expires:
January 19, 1997

Sandra K. Child
Notary Public
(SEAL)



This instrument was drafted by Yasmina Rahal, Esq.
Skadden, Arps, Slate, Meagher & Flom
333 West Wacker Drive
Chicago, Illinois 60606

J. State Title

E X H I B I T " A "

STATE OF WISCONSIN

Strips of land of varying widths located in the County of Winnebago, State of Wisconsin, including all of Grantor's rights of way, station grounds and other real property associated therewith, not previously conveyed and not excluded and excepted herein, all as located over, across and upon the following described lands, to wit:

WINNEBAGO COUNTY, STATE OF WISCONSIN

Beginning at the intersection of the center line of the Grantor's main line track extending from Milwaukee, Wisconsin to Howard, Wisconsin (through Fond du Lac and Green Bay) and the Southerly line of Winnebago County, Wisconsin, being also a point on the Southerly line of Section 31, Township 17 North, Range 17 East of the Fourth Principal Meridian, distant 800 feet Westerly of the Southeast corner thereof; thence Northwesterly along said main line track center line traversing the following Sections:

Township 17 North, Range 17 East of the Fourth Principal Meridian, Sections 31, 30, 19 and 18;

Township 17 North, Range 16 East of the Fourth Principal Meridian, Sections 13, 12 and 1;

Township 18 North, Range 16 East of the Fourth Principal Meridian, Sections 16, 25, 24, 13, 12 and 1;

thence Northwesterly continuing along said main line track center line traversing the following Sections:

Township 19 North, Range 16 East of the Fourth Principal Meridian, Section 36;

Township 19 North, Range 17 East of the Fourth Principal Meridian, Sections 31, 30, 19, 17, 16, 15 and 4;

Township 20 North, Range 17 East of the Fourth Principal Meridian, Sections 33, 28, 27, 22, 15, 16, 9, 4 and 3,

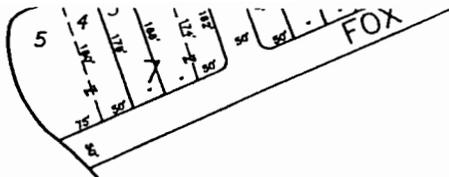
to a point on the North line of said Section 3, distant 480 feet, more or less, Easterly of the North Quarter corner thereof, said North line of Section 3 being also the North line of said Winnebago County, Wisconsin; INCLUDING all of the Grantor's spur track rights-of-way extending Westerly of the above described main line track center line through Sections 1, 2 and 3, all in Township 18 North, Range 16 East of the Fourth Principal Meridian; thence Southerly along said spur track through Sections 3, 10, 15, 14 and

EXCLUDING AND EXCEPTING all of the Grantor's right,
title and interest in the following described lands,
to wit:

Lot One (1) of Certified Survey Map No. 2310 as
recorded in Volume 1 of Certified Survey Maps on page 2310
on March 22, 1991 at 11:00 A.M. as Document No. 762444,
Winnebago County Register of Deeds

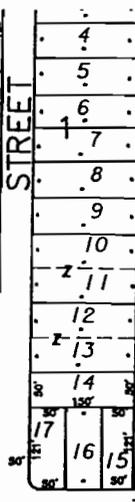
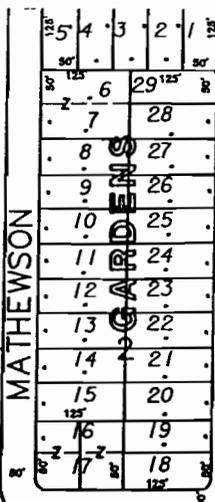
Part of Government Lot 6, Section 22, Town 20 North,
Range 17 East, City of Neenah, Winnebago County, Wisconsin

LITTLE LAKE BUTT



SHEPARD PARK

BUTTE DES MORTS



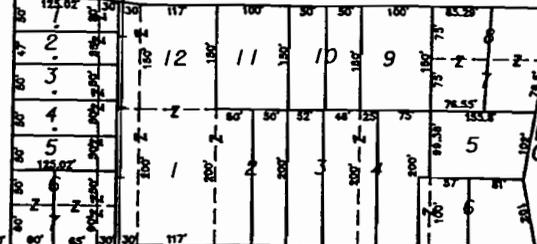
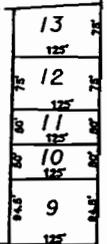
3-597 AKROSIL

HEWITTS

12
3-867 AMERICAN NATIONAL CAN

3-587
NEENAH - MENASHA
SEWERAGE COMMISSION
WASTEWATER TREATMENT PLANT
SUBD. OF FRACTIONAL

SUBD. OF PART OF
FRAC. LOTS
3-564



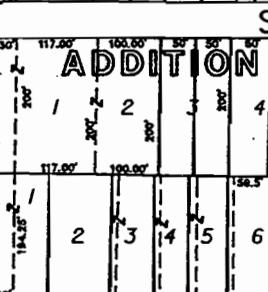
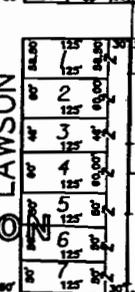
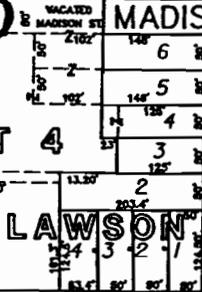
GARFIELD AVENUE

GARFIELD AVENUE

2 & 3

MADISON STREET

LOT 4



ADDITION

RAILROAD

3-579
3-580

AREA OF SIX INVESTMENTAL



ABBY AVENUE

AVENUE

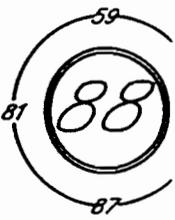
WASHINGTON STREET

LAWSONS A

NICOLET

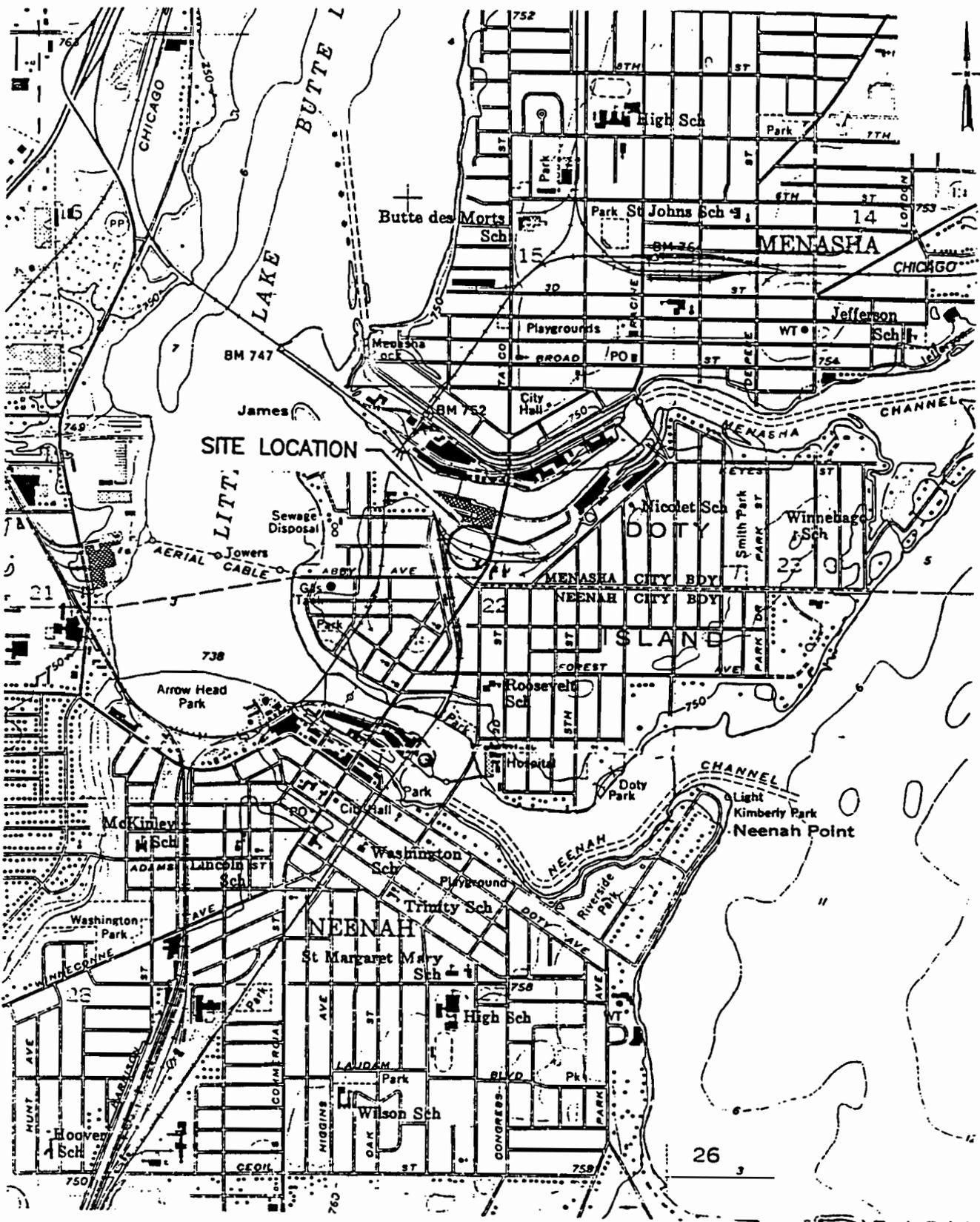
REVISION	DATE

NW 1/4 SECT. 22; T20N, R17E



CITY OF MENASHA
ENGINEERING DEPT.

FEBRUARY 1994



STS Consultants Ltd.
Consulting Engineers

PROJECT/CLIENT

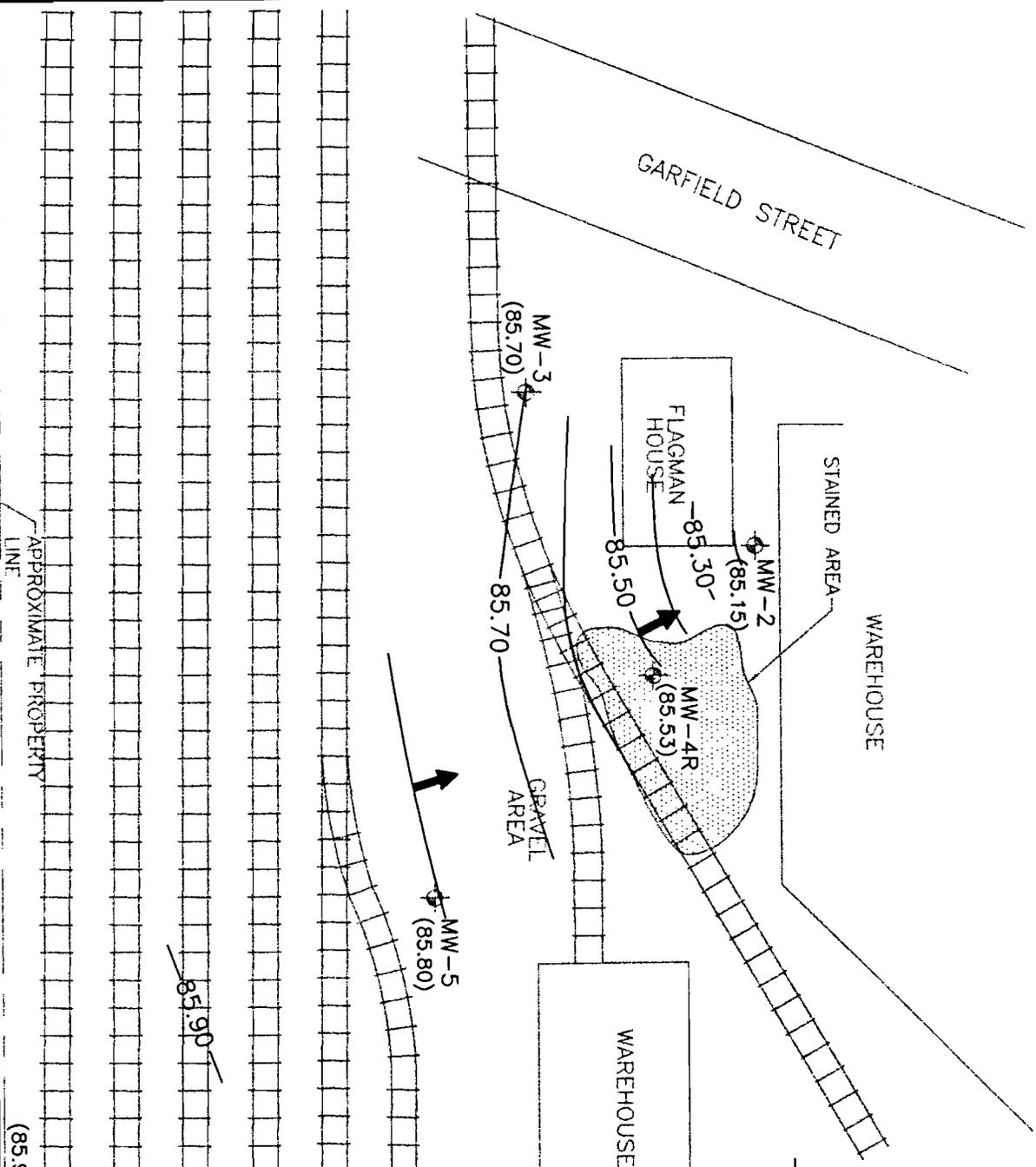
NEENAH STATION
SITE LOCATION DIAGRAM
MENASHA, WISCONSIN

DRAWN BY	RAB	3/3/97
CHECKED BY	CDT	3/3/97
APPROVED BY	<i>MB</i>	4-29-97
SCALE	FIGURE NO.	1
1"=2000'		
STS DRAWING NO.		
W:\DWG96\RR\222880.DWG		



KEY

-  MONITORING WELL LOCATION
-  GROUNDWATER ELEVATION IN WELL (5-7-98)
-  85.30 - GROUNDWATER CONTOUR
-  ESTIMATED GROUNDWATER FLOW DIRECTION



GROUNDWATER CONTOUR MAP (5-7-98)
 NEENAH STATION
 MENASHA, WISCONSIN



STS Consulting Engineers Ltd.

DRAWN BY	PDP	DATE	5-11-98
CHECKED BY	MAB	DATE	5-18-98
APPROVED BY	MAB	DATE	5/19/98
CAD FILE	W:\DWG98\22288\XR\G488R010.dwg		

STS PROJECT NO. 22288XR
 STS PROJECT FILE 22288XR
 SCALE 1" = 30'
 FIGURE NO. 10

TABLE 1
Summary of Soil Analytical Results
Neenah Station -- STS Project No. 22288XF

Soil Boring Depth	ft	GP-1		GP-2	GP-3	GP-4	GP-5	GP-6	GP-7	HA-1	HA-2	HA-3	MW-4		MW-4R	MW-5		B-1	B-2	B-3	NR 720 RCL
		0 - 2	8 - 9	4 - 6	2 - 4	2 - 4	2 - 4	6 - 8	2 - 4	5 - 7	5 - 7	5 - 7	0.5 - 2	6 - 7.5	10 - 12	5 - 7	10 - 12	14 - 14.5	2.5 - 4.5	2 - 4	
VOC																					
Benzene	ug/kg	136	<25	<25	<25	117	<25	<25	<25	<25	<25	<25	<9	<9	<9	<9	<9	<25	<9	<9	5
Ethylbenzene	ug/kg	842	<25	1,190	<25	<25	<25	106	<25	<25	<25	<25	270	69	<4.5	<4.5	<4.5	<25	34	<4.5	2,900
Toluene	ug/kg	430	<25	<25	31	<25	<25	30	<25	<25	<25	<25	121	<4.2	<4.2	<4.2	<4.2	<25	<4.2	<4.2	1,500
Total Xylenes	ug/kg	3,510	<25	724	88	72	<25	92	<25	<25	<25	<25	972	120	<19	<19	<19	<25	107	31 (p)	4,100
n-Butylbenzene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,380	652	NA	NA	NA	NA	NA	NA	ND
sec-Butylbenzene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,590	850	NA	NA	NA	NA	NA	NA	ND
Isopropylbenzene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	710	345	NA	NA	NA	NA	NA	NA	ND
p-Isopropyltoluene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	436	356	NA	NA	NA	NA	NA	NA	ND
n-Propylbenzene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<9.9	669	NA	NA	NA	NA	NA	NA	ND
1,2,4-Trimethylbenzene	ug/kg	4,760	<25	6,680	47	34	<25	253	<25	<25	<25	<25	1,300	106	<9.9	155	24 (p)	<25	240	53	ND
1,3,5-Trimethylbenzene	ug/kg	3,100	<25	3,660	73	80	<25	176	<25	<25	<25	<25	1,190	<10	<10	182	<10	<25	294	<10	ND
Naphthalene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,890	764	NA	NA	NA	<25	NA	NA	ND
DRO	mg/kg	23,400	ND	3,690	40,100	98	<2.1	1,330	9,640	4	<1.7	<1.7	9,740	3,130	<1.6	553	378	117	516	6	100
Metals																					
Total Lead	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	129	NA	NA	NA	NA	NA	NA	NA	*500
PAH																					
Fluorene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,390	NA	NA	NA	NA	NA	NA	NA	1 x 10 ⁻⁵
Phenanthrene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2,800	NA	NA	NA	NA	NA	NA	NA	1,800
1-Methylnaphthalene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	4,890	NA	NA	NA	NA	NA	NA	NA	23,000
2-Methylnaphthalene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	7,110	NA	NA	NA	NA	NA	NA	NA	20,000
Naphthalene	ug/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,800	NA	NA	NA	NA	NA	NA	NA	400
SPLP VOCs																					
Benzene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.31 (p)	NA	NA	NA	NA	NA	NA	NA	ES5
Fluorene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA	NA	400
1-Methylnaphthalene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	16	NA	NA	NA	NA	NA	NA	NA	ND
2-Methylnaphthalene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	ND
Naphthalene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	4	NA	NA	NA	NA	NA	NA	NA	40
Phenanthrene	ug/l	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA	NA	ND

NA - Not Analyzed
VOC - Volatile Organic Compound
DRO - Diesel Range Organics

PAH - Polynuclear Aromatic Hydrocarbon
SPLP - Synthetic Precipitation Leaching Procedure
ND - None Determined

NR 720 RCL - NR 720 Residual Contaminant Levels
 NR 720 RCL Exceedance
(p) - Reported result is less than practical quantitation limit
< Indicates less than method detection limit