

# 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 Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. 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** (where the contamination originated). 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 #:**                      **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**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 Map**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show 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 Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2, 3**                      **Title: Formal Fleet Vehicle Refueling Area Location Plan, Soil Boring and MW Location Plan**
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 8**                      **Title: Soil Analytical Results**

BRRTS #: 02-71-543459

ACTIVITY NAME: WIS Central LTD-Neenah Rail Yard Former AST

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) 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 #: 6**                      **Title: Geological Cross-Section A-A'**

**Figure #: 7**                      **Title: Geological Cross-Section B-B'**

- 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 #: 9**                      **Title: Groundwater Analytical Results**

- 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 #: 4**                      **Title: Groundwater Flow Direction (4/19/05)**

**Figure #: 5**                      **Title: Groundwater Flow Direction (1/6/06)**

**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 #: 2**                      **Title: 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 #: 3**                      **Title: Groundwater Laboratory Results**

- 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 #: 1**                      **Title: Groundwater Field Parameters**

**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 #: 02-71-543459

ACTIVITY NAME: WIS Central LTD-Neenah Rail Yard Former AST

## NOTIFICATIONS

### Source Property

- 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 confirmation was received for notifying current source property owner.

### Off-Source Property

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

- 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 confirmation was received 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 contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).  
**Number of "Governmental Unit/Right-Of-Way Owner" Letters:**



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  
Jack L. Fischer, A.I.A., Secretary

April 22, 2008

Mr. Geoffrey C. Nokes  
Wisconsin Central, Ltd.  
17641 S. Ashland Avenue  
Homewood, IL 60430-1345

RE: **Final Closure with Land Use Limitation**

**Commerce # 54956-3218-05-B**                      DNR BRRTS # 02-71-543459  
Neenah Rail Yard-Fleet Vehicle Refueling, 1105 Henry Street, Neenah

Dear Mr. Nokes:

The Wisconsin Department of Commerce (Commerce) has determined that this site does not pose a significant threat to the environment and human health as long as current and subsequent property owner(s) adhere to the following limitations:

The barrier cap must be maintained in accordance with the enclosed maintenance plan.

Commerce has the authority per section 292.12(2), Wis. Stats., to require the maintenance of a barrier cap at this property. Failure to adhere to this limitation may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats. Commerce may conduct inspections to ensure compliance with the maintenance plan. In the future, you may request that Commerce review *new* information to determine if the cap requirement can be changed or removed.

This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities at your site.

Please note that if contaminated soil is excavated 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 protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk".

Robert H. Klauk  
Senior Hydrogeologist  
Site Review Section

enclosure:

cc: Richard S. Reesman - STS Consultants, Ltd.

## SURFACE BARRIER MAINTENANCE PLAN

Date: September 2007

Property Located at: Wisconsin Central, Ltd – Neenah Rail Yard  
Former Fleet Vehicle Refueling Area  
1105 Henry Street  
Neenah, Wisconsin 54956

WDNR BRRTS No. 02-71-543459

### Introduction

This document is the Maintenance Plan for pavement cover at the above-referenced property in accordance with the requirements of s.NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing paved surface occupying the area over a contaminated groundwater plume and impacted soil. The contaminated groundwater plume and soil is impacted by benzene, ethylbenzene, toluene, trimethylbenzenes, xylenes, and naphthalene. The location of the paved surface to be maintained in accordance with this Maintenance Plan, as well as the impacted soil and groundwater plumes, is identified on the attached map (Exhibit A - Approximate Extent of Petroleum-Impacted Soil and Groundwater).

### Cover and Building Barrier Purpose

The paved surface over the contaminated groundwater plume and impacted soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The paved surface also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in Chapter NR 140, Wisconsin Administrative Code. Based on current and future use of the property, the barrier should function as intended unless disturbed.

### Annual Inspection

The paved surface overlying the contaminated soil and groundwater plumes, as depicted in Exhibit A, will be inspected once a year, normally in the summer, for deterioration, cracks, and other potential problems that can cause additional infiltration into, or exposure to, underlying soils. Inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log

of the inspections and any repairs will be maintained by the property owner. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the log is attached.

### **Maintenance Activities**

If problems are noted during annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling operations or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the soil impacts and provide them with appropriate personal protection equipment. The owner may sample soil excavated from the site prior to disposal to ascertain if contamination remains, or may be able to use analytical data generated during the course of site investigation activities conducted on this site from 2004-2007 for soil disposal purposes. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the paved surface overlying the contaminated soil and groundwater plumes is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in the Maintenance Plan unless indicated otherwise by the Wisconsin Department of Natural Resources (WDNR) or its successor.

The property owner, in order to maintain the integrity of the paved surface, will maintain a copy of this Maintenance Plan on site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

### **Amendment or Withdrawal of Maintenance Plan**

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with written approval of the WDNR.

### **Contact Information**

Date: September 2007

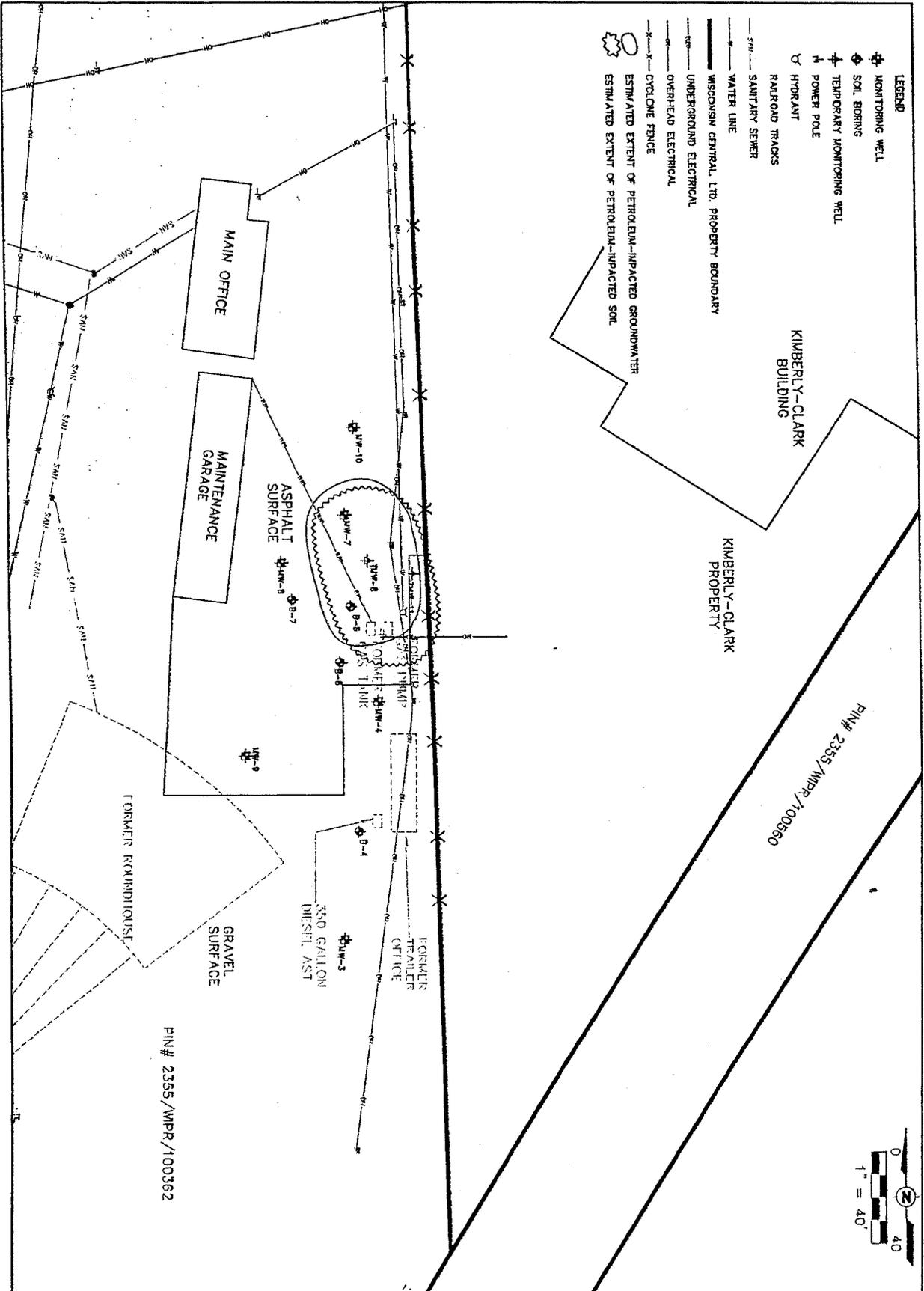
Site Contact: Mr. Geoff Nokes  
Wisconsin Central, Ltd.  
17641 S. Ashland Avenue  
Homewood, Illinois 60430-1345  
Phone: 920-579-6843

Surface Barrier Maintenance Plan  
Neenah Rail Yard – Former Fleet Vehicle Refueling Area  
Fall 2007

Consultant: Mr. Dick Reesman  
STS Consultants, Ltd.  
3909 Concord Avenue  
Schofield, Wisconsin 54476  
Phone: 920-468-1978

Commerce: Mr. Robert Klauk  
Wisconsin Department of Commerce  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
Phone: 920-424-0046





  
**STS CONSULTANTS**  
 1909 Central Avenue  
 Sheboygan, WI 54478  
 715-355-4304  
 www.stsconsultants.com  
 Sheboygan@sts.com Sts Consulting, Inc

APPROXIMATE EXTENT OF PETROLEUM-IMPACTED SOIL AND GROUNDWATER  
 WISCONSIN CENTRAL, LTD. - FORMER VEHICLE REFUELING AREA  
 NEENAH RAIL YARD  
 1105 HENRY STREET  
 NEENAH, WISCONSIN

Drawn:	ALB	1/25/2006
Checked:	RSR	1/25/2006
Approved:	RSR	1/25/2006
PROJECT NUMBER:	28627WA	
TITLE:	EXHIBIT A	

PIN# 2355/MIPR/100362

PIN# 2355/MIPR/100560



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

December 6, 2007

Mr. Geoffrey C. Nokes  
Wisconsin Central, Ltd.  
17641 S. Ashland Avenue  
Homewood, IL 60430-1345

**RE: Case Closure Consideration with Proposed Land Use Limitation**

**Commerce # 54956-3218-05-B**                      **DNR BRRTS # 02-71-543459**  
Neenah Rail Yard-Fleet Vehicle Refueling, 1105 Henry Street, Neenah

Dear Mr. Nokes:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure, prepared by STS Consultants, Ltd., for the site referenced above. It is understood that residual soil and groundwater contamination remain on site. This letter serves as written notice that no further investigation or remedial action is necessary.

### **Abandonment Requirements**

All monitoring wells must be properly abandoned within 60 days and the appropriate documentation forwarded to Commerce at the letterhead address within 120 days of the date of this letter. Noncompliance with the abandonment requirement and deadline can result in enforcement action and financial penalties. A final closure letter will be sent after the abandonment requirements have been met.

### **Land Use Limitation Requirement**

Commerce has determined that this site does not pose a significant threat to the environment and human health as long as the barrier cap at this property is maintained. Residual petroleum concentrations in soil exceeding standards for the protection of human health from direct contact with contaminated soil remain in the vicinity of the two former above-ground gasoline storage tanks. Therefore, the existing barrier cap must be maintained in accordance with the maintenance plan provided to prevent direct contact with shallow contaminated soil. A site figure that indicates the approximate area with shallow residual petroleum contamination in soil and the barrier cap maintenance plan are enclosed for your review.

This limitation must be adhered to by the current property owner and any subsequent owner. Failure to adhere to this restriction may result in financial penalties from \$10 to \$5,000 per day in accordance with section 292.99(1), Wis. Stats.

Acceptance of the limitation to be imposed on the property makes it unnecessary to conduct additional soil remediation activities on the property at this time. In the future, you may request that Commerce review any new information to determine if the barrier requirement or maintenance plan can be changed or removed. If you do not want this limitation on your property, you must contact the undersigned to determine what

remedial activities will be required, at your own expense, to close this case without the cap maintenance requirement.

### **Claim Submittal Requirement**

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) 424-0046.

Sincerely,



Robert H. Klauk  
Senior Hydrogeologist  
Site Review Section

enclosure:

cc: Richard S. Reesman - STS Consultants, Ltd.



*Edell*

**George Danielson and Anne Danielson, his wife,**

grantors of **City of Neenah, Winnebago** County, Wisconsin, hereby

Convey and Warrant to **Wisconsin Central Railway Company, a**  
railroad corporation of Wisconsin,

grantee of **City of Milwaukee, Milwaukee** County, Wisconsin, for the sum of

**Two Thousand Five Hundred (\$2,500.00)** Dollars, the following

tract of land in **Winnebago** County, Wisconsin, to-wit:

**That part of the Northwest quarter (NW 1/4) of the Southeast**  
**quarter (SE 1/4) of Section Twenty-eight (28), Township Twenty (20)**  
**North, Range Seventeen (17) East, which lies easterly of the Right**  
**of Way of the Wisconsin Central Railway Company, and of lot Two (2),**  
**in Block Eighteen (18) in the City of Neenah according to Palmer's**  
**map thereof, which lies westerly of the Right of Way of the Wiscon-**  
**sian Central Railway Company.**

Witness the hands and seals of said grantors this **23d** day of **June**, 19**06**

IN THE PRESENCE OF

*J. Keating*  
[Signature]

*George Danielson*  
[Signature] [SEAL]

*Anne Danielson*  
[Signature] [SEAL]

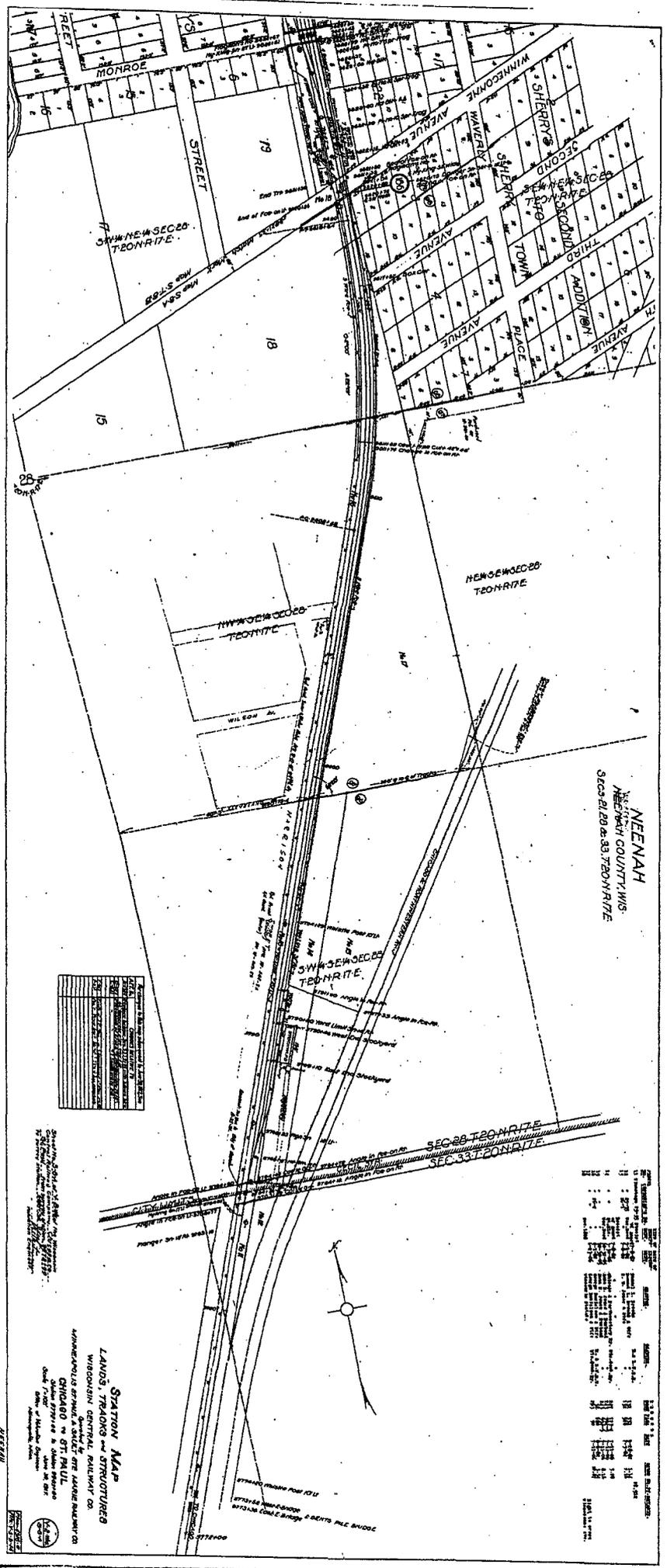
State of Wisconsin,  
Winnebago COUNTY.

Personally came before me, this **23d** day of **June**

19**06**, the above named **George Danielson and Anne Danielson,**

**his wife,** in me known to be the person who executed the  
foregoing instrument, and

*J. Keating*  
[Signature]  
City Clerk, City of Neenah,  
Winnebago County, Wisconsin.



NENAH  
 NEENAH COUNTY, WIS.  
 SECS 21, 29 & 33 T20N R7E

NO.	DESCRIPTION	DATE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...
21	...	...
22	...	...
23	...	...
24	...	...
25	...	...
26	...	...
27	...	...
28	...	...
29	...	...
30	...	...
31	...	...
32	...	...
33	...	...
34	...	...
35	...	...
36	...	...
37	...	...
38	...	...
39	...	...
40	...	...
41	...	...
42	...	...
43	...	...
44	...	...
45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...

CHICAGO TO ST. PAUL  
 WISCONSIN CENTRAL RAILWAY CO.  
 STATION MAP  
 LANDS, TRAILS and STRUCTURES  
 CHICAGO to ST. PAUL  
 WISCONSIN CENTRAL RAILWAY CO.  
 STATION MAP  
 LANDS, TRAILS and STRUCTURES  
 CHICAGO to ST. PAUL  
 WISCONSIN CENTRAL RAILWAY CO.

NO.	DESCRIPTION	DATE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...
21	...	...
22	...	...
23	...	...
24	...	...
25	...	...
26	...	...
27	...	...
28	...	...
29	...	...
30	...	...
31	...	...
32	...	...
33	...	...
34	...	...
35	...	...
36	...	...
37	...	...
38	...	...
39	...	...
40	...	...
41	...	...
42	...	...
43	...	...
44	...	...
45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...

NEENAH

## STATEMENT OF PROPERTY LEGAL DESCRIPTION

As required by s.NR 726.05(3) of the Wisconsin Administrative Code, I am providing this signed statement that, to the best of my knowledge, the legal description shown is complete and accurate for the Former Fleet Vehicle Refueling Area located in the Neenah Rail Yard in the City of Neenah, Winnebago County, Wisconsin.

That part of the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) of Section Twenty-eight (28), Township Twenty (20) North, Range Seventeen (17) East, which lies easterly of the Right of Way of the Wisconsin Central Railway Company, and of lot Two (2), in Block (18) in the City of Neenah according to Palmers map thereof, which lies Easterly of the Right of Way of the Wisconsin Central Railway Company.

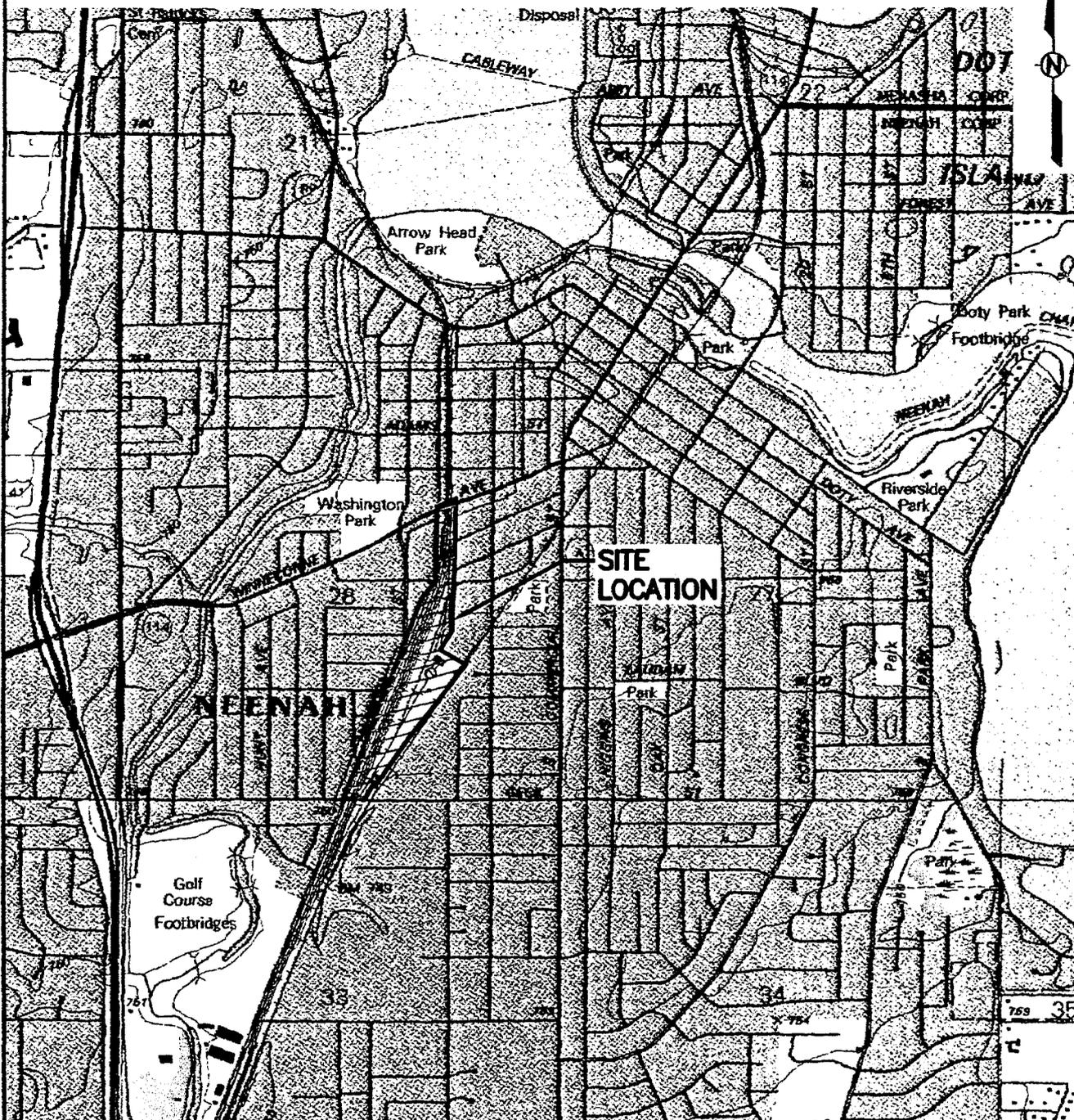
x *Geoffrey Noles*  
(Signature)

9/18/2007  
(Date)

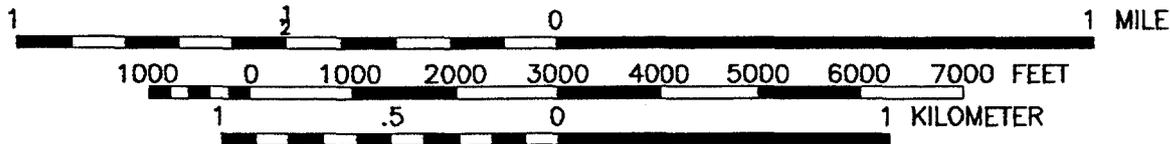
GEORGEY NOLES  
(Name)

MANAGER ENV  
WISCONSIN CENTRAL LTD  
(Title)

MAP SOURCE: MODIFIED FROM NEENAH, WISCONSIN  
USGS QUADRANGLE DATED 1995.



SCALE



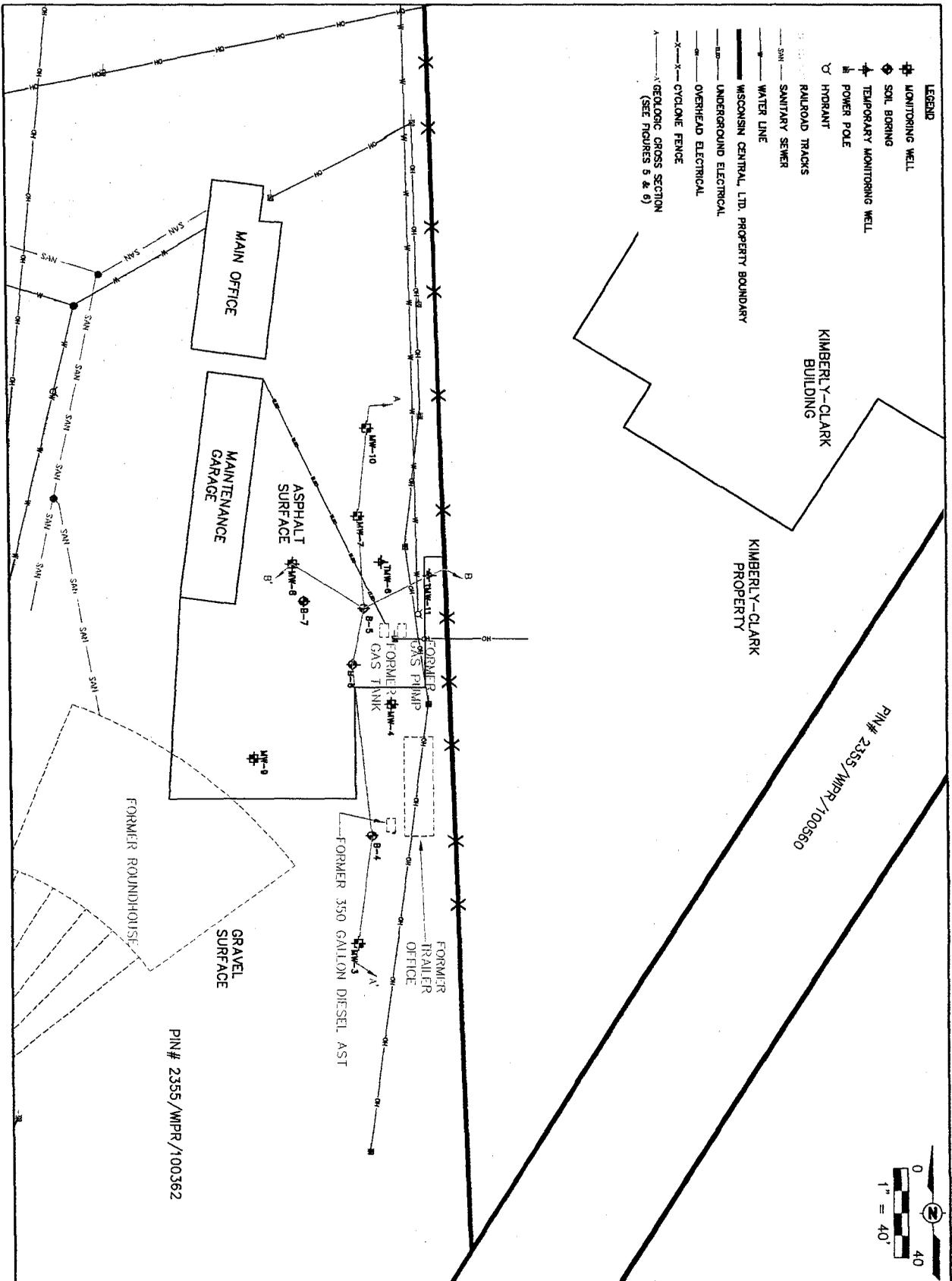
STS Consultants Ltd.  
Consulting Engineers  
1036 Kessler Dr.  
Green Bay, WI 54311  
920.468.1978

**SITE LOCATION MAP**  
**NEENAH RAIL YARD—FORMER FLEET VEHICLE REFUELING**  
**1105 HENRY STREET**  
**NEENAH, WISCONSIN**

DESIGNED BY	ECS	1-20-06
DRAWN BY	JMR	1-20-06
APPROVED BY	RSR	1-20-06
CADFILE	SCALE	
	AS SHOWN	
STS PROJECT NO.	FIGURE NO.	
28527WA	1	



- LEGEND**
- ☐ MONITORING WELL
  - ⊕ SOIL BORING
  - ⊕ TEMPORARY MONITORING WELL
  - ⊕ POWER POLE
  - ⊕ HYDRANT
  - RAILROAD TRACKS
  - SAN — SANITARY SEWER
  - W — WATER LINE
  - WISCONSIN CENTRAL, LTD. PROPERTY BOUNDARY
  - UNDERGROUND ELECTRICAL
  - OVERHEAD ELECTRICAL
  - X — X — CYCLONE FENCE
  - A — A — GEOLOGIC CROSS SECTION (SEE FIGURES 5 & 6)



**SOIL BORING AND MONITORING WELL LOCATION PLAN  
WISCONSIN CENTRAL, LTD. - FORMER VEHICLE REFUELING AREA  
NEENAH RAIL YARD  
1105 HENRY STREET  
NEENAH, WISCONSIN**

Drawn:	ALB 1/20/2006
Checked:	RSR 1/20/2006
Approved:	RSR 1/20/2006
PROJECT NUMBER:	28527WA
PLATE NUMBER:	3

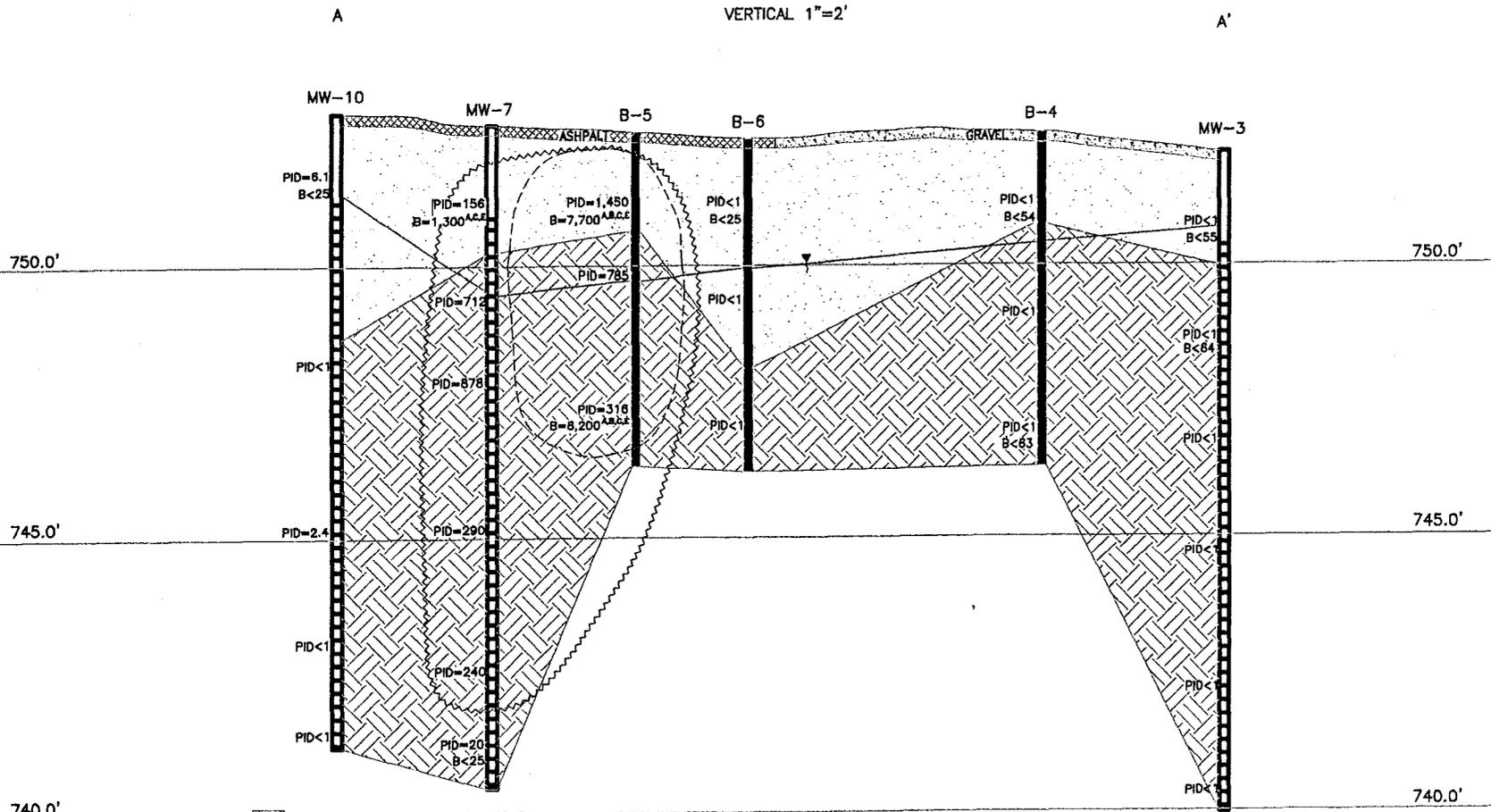
**SR**  
**BTB CONSULTANTS**  
 3509 Concord Avenue  
 Shoreland, WI 54478  
 Tel: 920-845-1100  
 www.btbconsultants.com  
 Copyright © 2006, by BTB Consultants, LLC



SCALE: HORIZONTAL 1"=30'  
VERTICAL 1"=2'



**STB CONSULTANTS**  
3909 Concord Avenue  
Schofield, WI 54478  
715-355-4304  
www.stbconsultants.com  
Copyright ©2004, By: STB Consultants, Ltd.



SILTY SAND TO SANDY SILT FILL SOILS  
 SILTY CLAY TO CLAYEY SILT NATIVE SOILS

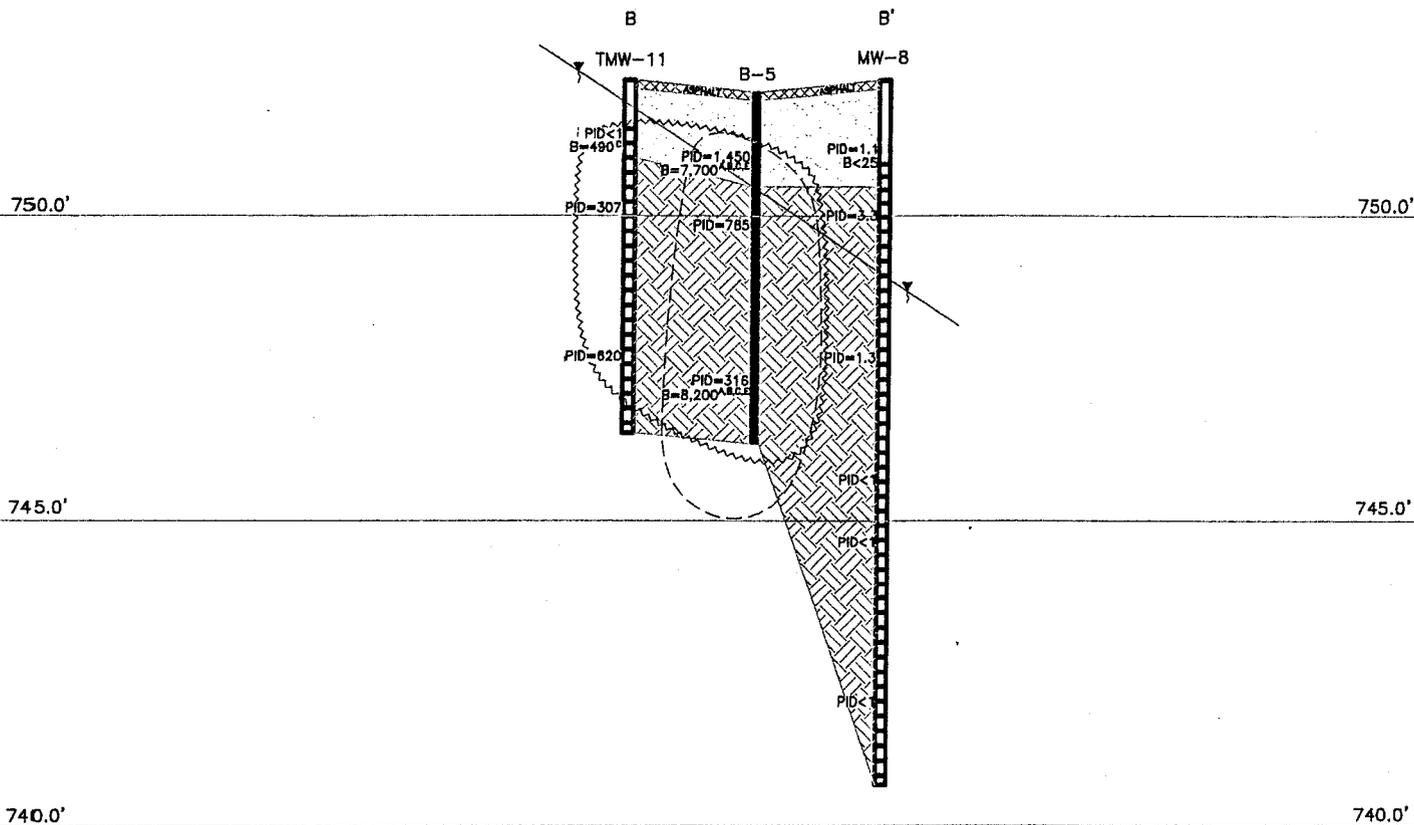
PID=PHOTOIONIZATION DETECTOR  
B=BENZENE CONCENTRATION  
A=EXCEEDS GENERIC RCL FOR NON-INDUSTRIAL DIRECT CONTACT  
I=EXCEEDS GENERIC RCL FOR INDUSTRIAL DIRECT CONTACT  
G=EXCEEDS GENERIC RCL FOR GROUNDWATER PATHWAY  
S=EXCEEDS NR748 TABLE 1 VALUE-INDICATOR OF RESIDUAL PRODUCT IN SOIL PORES  
E=EXCEEDS NR748 TABLE 2 VALUE-PROTECTION OF HUMAN HEALTH FROM DIRECT CONTACT WITH CONTAMINATED SOIL (TOP 4 FEET OF SOIL)

PID RESULTS EXPRESSED IN INSTRUMENT UNITS  
BENZENE RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM  
 ESTIMATED EXTENT OF BENZENE CONCENTRATION EXCEEDING NR720 GROUNDWATER PATHWAY RCL  
 ESTIMATED EXTENT OF BENZENE CONCENTRATION EXCEEDING NR720 INDUSTRIAL DIRECT CONTACT RCL

GEOLOGICAL CROSS-SECTION A-A'  
WISCONSIN CENTRAL, LTD. - FORMER VEHICLE REFUELING AREA  
NEENAH RAIL YARD  
1105 HENRY STREET  
NEENAH, WISCONSIN

Drawn: ALB 1/20/2006  
Checked: RSR 1/20/2006  
Approved: RSR 1/20/2006  
PROJECT NUMBER 28527WA  
FIGURE NUMBER 6

SCALE: HORIZONTAL 1"=30'  
VERTICAL 1"=2'



- SILTY SAND TO SANDY SILT FILL SOILS
- SILTY CLAY TO CLAYEY SILT NATIVE SOILS

PID=PHOTOIONIZATION DETECTOR  
B=BENZENE CONCENTRATION  
A=EXCEEDS GENERIC RCL FOR NON-INDUSTRIAL DIRECT CONTACT  
B=EXCEEDS GENERIC RCL FOR INDUSTRIAL DIRECT CONTACT  
C=EXCEEDS GENERIC RCL FOR GROUNDWATER PATHWAY  
D=EXCEEDS NR746 TABLE 1 VALUE-INDICATOR OF RESIDUAL PRODUCT IN SOIL PORES  
E=EXCEEDS NR746 TABLE 2 VALUE-PROTECTION OF HUMAN HEALTH FROM DIRECT CONTACT WITH CONTAMINATED SOIL (TOP 4 FEET OF SOIL)

PID RESULTS EXPRESSED IN INSTRUMENT UNITS  
BENZENE RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM

- ESTIMATED EXTENT OF BENZENE CONCENTRATION EXCEEDING NR720 GROUNDWATER PATHWAY RCL
- ESTIMATED EXTENT OF BENZENE CONCENTRATION EXCEEDING NR720 INDUSTRIAL DIRECT CONTACT RCL



STB CONSULTANTS  
3909 Concord Avenue  
Schofield, WI 54478  
715-355-4304  
www.stbconsultants.com  
Copyright ©2004, By: STB Consultants, Ltd.

GEOLOGICAL CROSS-SECTION B-B'  
 WISCONSIN CENTRAL, LTD. - FORMER VEHICLE REFUELING AREA  
 NEENAH RAIL YARD  
 1105 HENRY STREET  
 NEENAH, WISCONSIN

Drawn: ALB 1/25/2006

Checked: RSR 1/25/2006

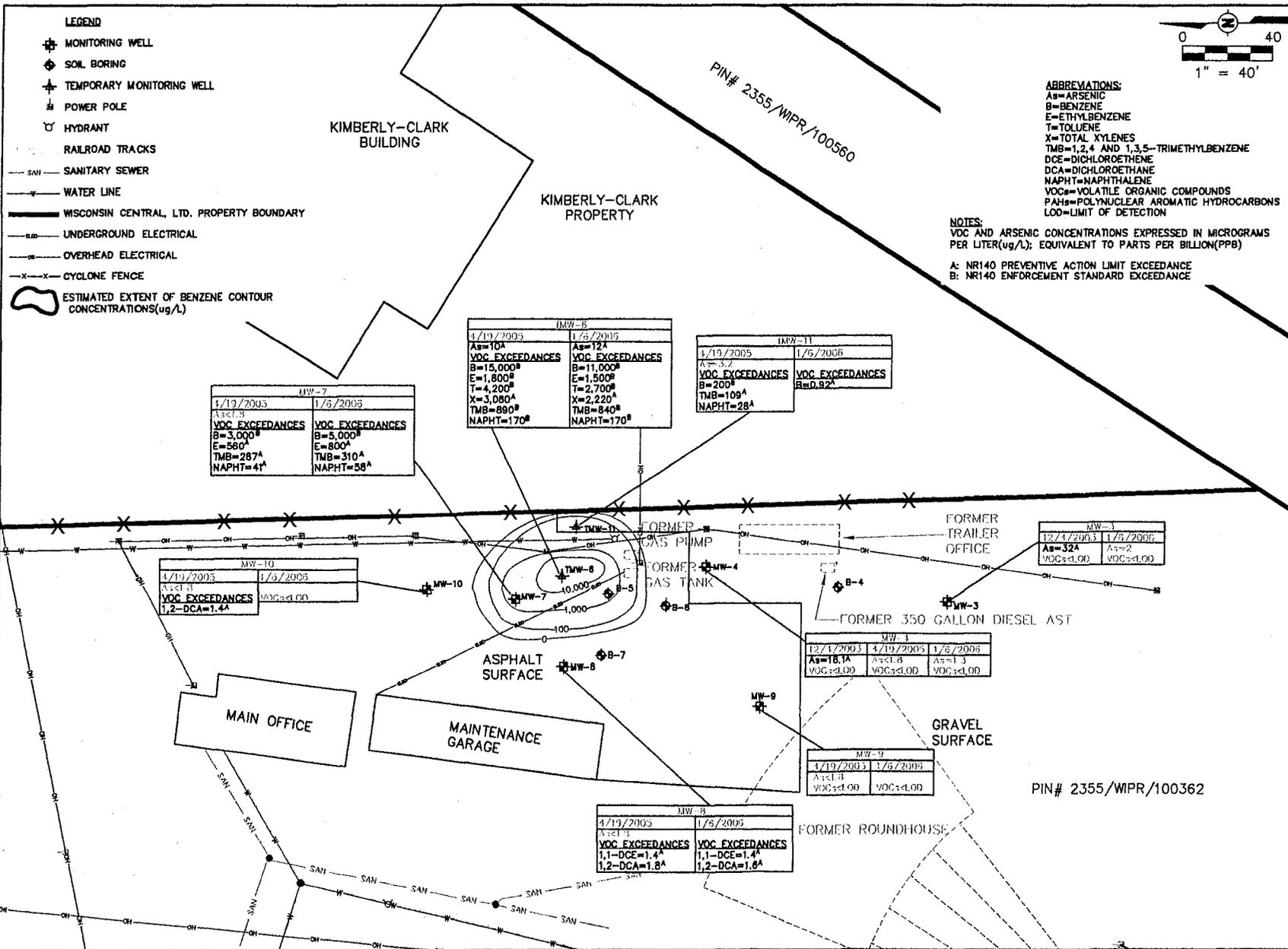
Approved: RSR 1/25/2006

PROJECT NUMBER 28527WA

FIGURE NUMBER 7

735.0'

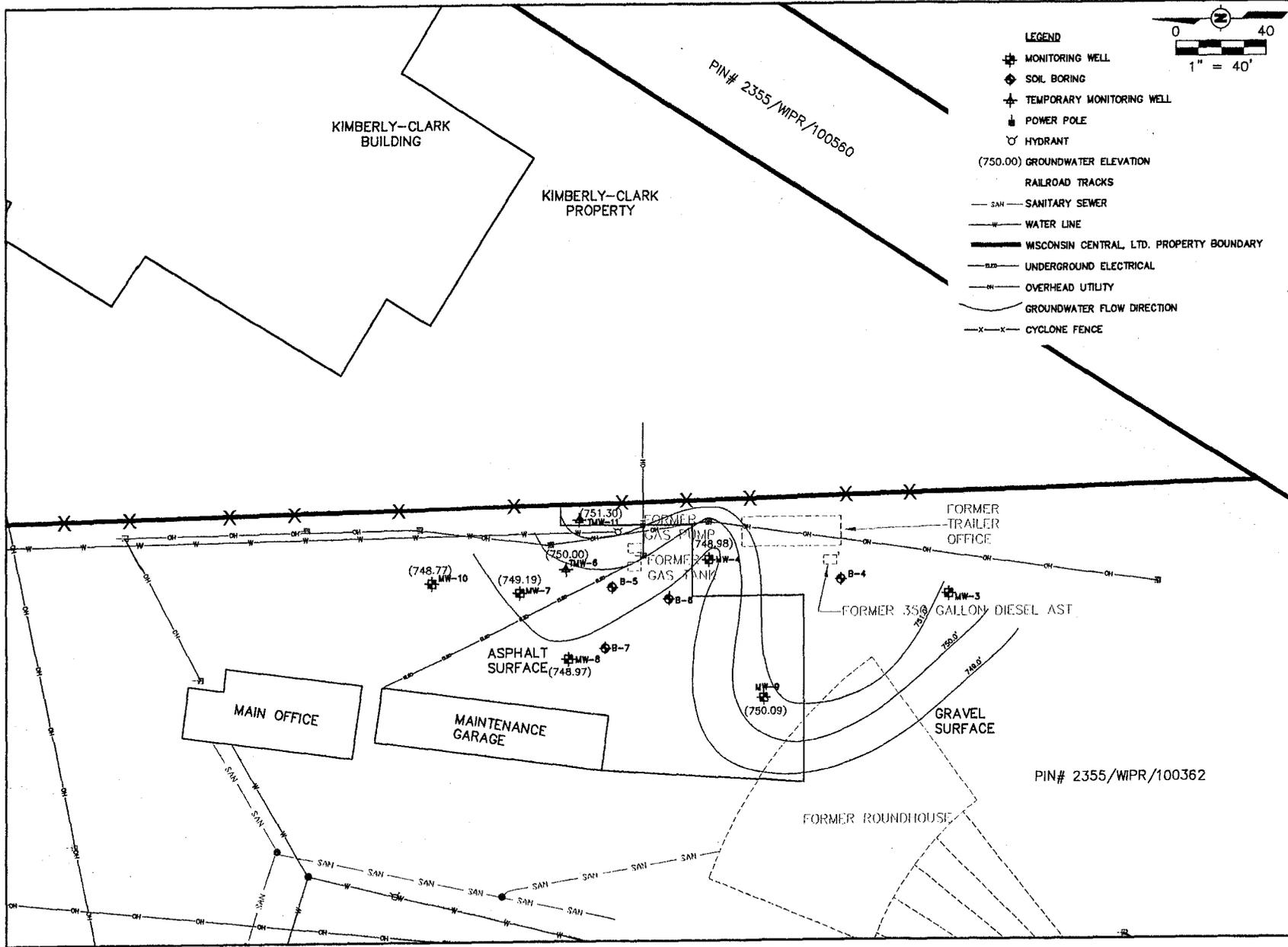
735.0'



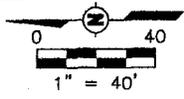
**STB CONSULTANTS**  
 3909 Concord Avenue  
 Schofield, WI 54476  
 715-355-4304  
 www.stgconsultants.com  
 Copyright ©2004, By: STS Consultants, Ltd.

GROUNDWATER ANALYTICAL RESULTS  
 WISCONSIN CENTRAL, LTD. - FORMER VEHICLE REFUELING AREA  
 NEENAH RAIL YARD  
 1105 HENRY STREET  
 NEENAH, WISCONSIN

Drawn: ALB 1/20/2006  
 Checked: RSR 1/20/2006  
 Approved: RSR 1/20/2006  
 PROJECT NUMBER: 28527WA  
 FIGURE NUMBER: 9



- LEGEND**
- ⊕ MONITORING WELL
  - ⊕ SOIL BORING
  - ⊕ TEMPORARY MONITORING WELL
  - ⊕ POWER POLE
  - ⊕ HYDRANT
  - (750.00) GROUNDWATER ELEVATION
  - RAILROAD TRACKS
  - SAN — SANITARY SEWER
  - W — WATER LINE
  - WISCONSIN CENTRAL, LTD. PROPERTY BOUNDARY
  - UG — UNDERGROUND ELECTRICAL
  - OH — OVERHEAD UTILITY
  - GROUNDWATER FLOW DIRECTION
  - X-X- CYCLONE FENCE



**STC**  
**STS CONSULTANTS**  
 3909 Concord Avenue  
 Schofield, WI 54478  
 715-355-4304  
 www.stsconsultants.com  
 Copyright ©2004, by: STS Consultants, Ltd.

GROUNDWATER FLOW DIRECTION (4/19/05)  
 WISCONSIN CENTRAL, LTD. - FORMER VEHICLE REFUELING AREA  
 NEENAH RAIL YARD  
 1105 HENRY STREET  
 NEENAH, WISCONSIN

Drawn:	ALB 1/20/2006
Checked:	RSR 1/20/2006
Approved:	RSR 1/20/2006
PROJECT NUMBER	28527WA
FIGURE NUMBER	4

KIMBERLY-CLARK BUILDING

KIMBERLY-CLARK PROPERTY

PIN# 2355/WPR/100560

PIN# 2355/WPR/100362

MAIN OFFICE

MAINTENANCE GARAGE

ASPHALT SURFACE (748.97)

GRAVEL SURFACE

FORMER GAS PUMP

FORMER GAS TANK

FORMER TRAILER OFFICE

FORMER 350 GALLON DIESEL AST

FORMER ROUNDHOUSE

(751.30) MW-11

(750.00) MW-8

(749.19) MW-7

(748.77) MW-10

(748.98) MW-9

MW-9 (750.09)

MW-3

MW-8

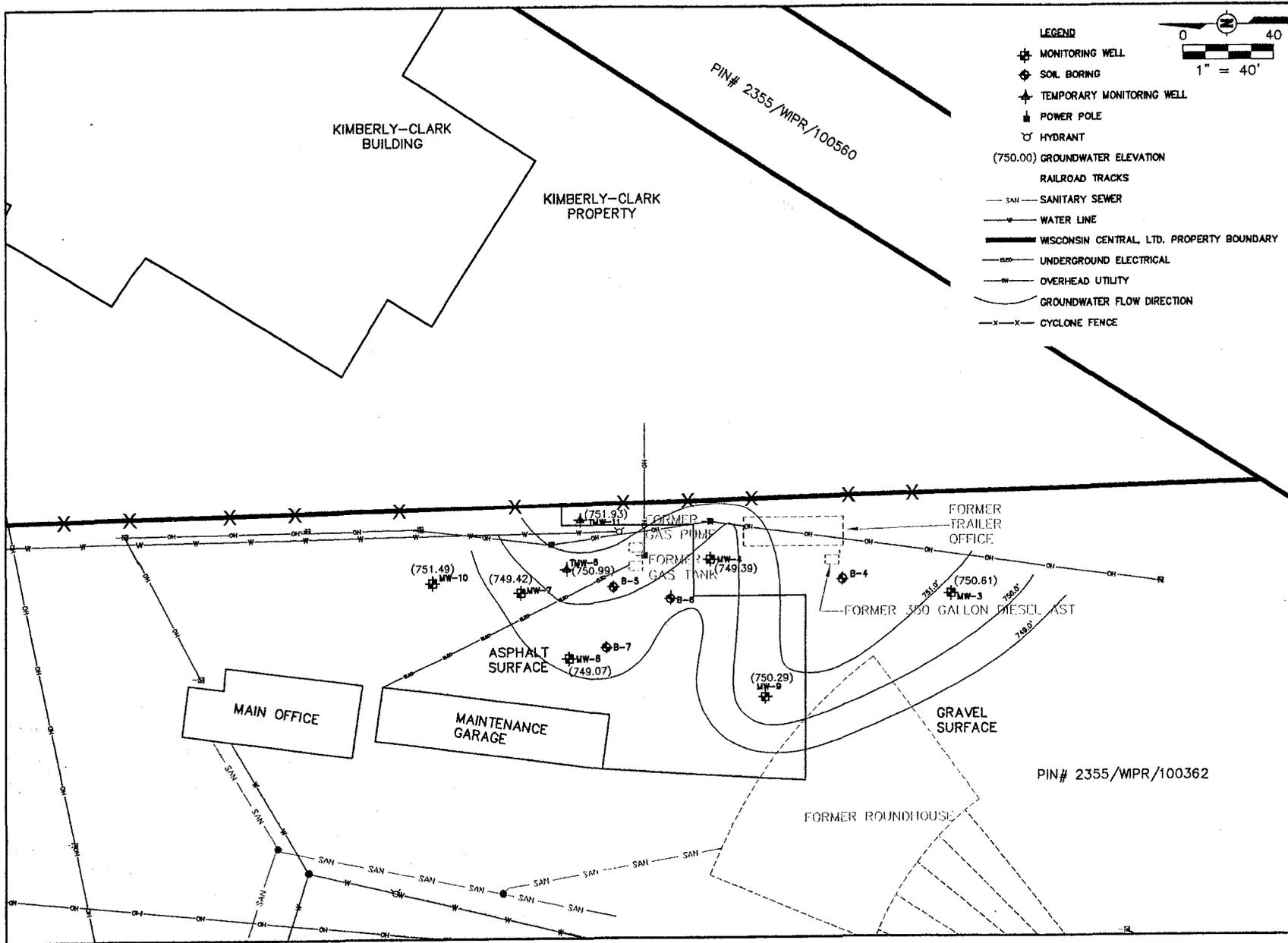
B-7

B-5

B-6

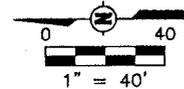
B-4

B-7



**LEGEND**

- ⊕ MONITORING WELL
- ⊕ SOIL BORING
- ⊕ TEMPORARY MONITORING WELL
- ⊕ POWER POLE
- ⊕ HYDRANT



- (750.00) GROUNDWATER ELEVATION
- RAILROAD TRACKS
- SAN — SANITARY SEWER
- W — WATER LINE
- WISCONSIN CENTRAL, LTD. PROPERTY BOUNDARY
- UNDERGROUND ELECTRICAL
- OVERHEAD UTILITY
- GROUNDWATER FLOW DIRECTION
- X — CYCLONE FENCE



**STS CONSULTANTS**  
 3808 Concord Avenue  
 Schofield, WI 54476  
 715-355-4304  
 www.stsconsultants.com  
 Copyright © 2004, by STS Consultants, Ltd.

GROUNDWATER FLOW DIRECTION (1/6/06)  
 WISCONSIN CENTRAL, LTD. - FORMER VEHICLE REFUELING AREA  
 NEEHAH RAIL YARD  
 1105 HENRY STREET  
 NEEHAH, WISCONSIN

Drawn:	ALB 1/20/2008
Checked:	RSR 1/20/2008
Approved:	RSR 1/20/2008
PROJECT NUMBER	28527WA
FIGURE NUMBER	5

**Table 2**  
**Soil Analytical Results**  
**Phase III ESA**  
 Wisconsin Central Ltd. - Neenah Rail Yard - Former Vehicle Refueling Area  
 Neenah, Wisconsin  
 PIN # 2355/WIPFR/100362  
 STS Project No. 28527WA

Sample Location Sample Depth (feet)	B-4		B-5		MW-3		MW-4		MW-7		MW-8	MW-9	MW-10	MW-11	B-6	B-7	Non-Industrial	Industrial	Groundwater	NR 746	NR 746
	0-2	4-6	0.5-2	4-6	0.2	4-6	0.2	4-6	0.0-2	10-12	0.2-2	0.2-2	0.2-2	2-4	0.2-2	0.2-2	Direct Contact	Direct Contact	Pathway	Criteria	Criteria
Date	12/2/03	12/2/03	12/1/03	12/1/03	12/3/03	12/3/03	12/1/03	12/1/03	3/30/05	3/30/05	3/30/05	3/30/05	3/30/05	4/19/05	3/30/05	3/30/05	(A)	(B)	(C)	Table 1	Table 2
PID Readings	<1	<1	1450	316	<1	<1	1.6	53	156	20	1.1	<1	6.1	307	<1	1.5				(D)	(E)
DRO(mg/kg)	150 <sup>C</sup>	<11	370 <sup>C</sup>	88	210 <sup>C</sup>	<12	260 <sup>D</sup>	<11	71	<4.2	30	83	700 <sup>E</sup>	970 <sup>E</sup>	14	230 <sup>E</sup>	--	--	100	--	--
GRO(mg/kg)	<5.4	<6.3	1,900 <sup>C</sup>	330 <sup>D</sup>	<5.5	<6.4	<5.8	<6.5	78	2.9	<2.7	2.8	9.4	790 <sup>E</sup>	<3.6	<3.1	--	--	100	--	--
<b>Metals (mg/kg)</b>																					
Arsenic	11.2 <sup>AB</sup>	--	11.8 <sup>AB</sup>	--	10.1 <sup>AB</sup>	--	3.28 <sup>AB</sup>	--	--	--	--	--	--	--	--	--	0.039	1.6	--	--	--
Barium	34.2	--	12	--	45.4	--	66.9	--	--	--	--	--	--	--	--	--	--	510	--	--	--
Cadmium	<0.251	--	<0.261	--	<0.269	--	0.348	--	--	--	--	--	--	--	--	--	16,000	200	--	--	--
Chromium	24	--	4.08	--	18.8	--	17.5	--	--	--	--	--	--	--	--	--	50	500	--	--	--
Lead	26.5	--	14.3	--	77 <sup>A</sup>	--	45.3	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Selenium	4.72	--	<3.91	--	<4.03	--	<4.27	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Silver	<2.51	--	<2.81	--	<2.89	--	<2.85	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Mercury	<0.154	--	<0.154	--	<0.123	--	<0.154	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Detected PVOCs<sub>3</sub> (ug/kg)</b>																					
Benzene	<54	<63	7,700 <sup>ACE</sup>	8,200 <sup>ACE</sup>	<55	<64	<57	<65	1,300 <sup>ADE</sup>	<25	<25	<25	<25	490 <sup>C</sup>	<25	<25	(1,160)	(2,600)	5.5	8,500	1,100
Ethylbenzene	<54	<63	38,000 <sup>ACD</sup>	13,000 <sup>CD</sup>	<55	<64	<57	<65	1,700	<25	<25	<25	46	8,700 <sup>CD</sup>	<25	<25	(22,000)	(36,000)	2,900	4,600	--
n-Butylbenzene	<270	--	11,000	--	<27	--	<280	--	--	--	--	--	--	--	--	--	--	--	--	--	--
n-Propylbenzene	<270	--	13,000	--	<270	--	<280	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Toluene	<54	<63	38,000 <sup>C</sup>	8,200 <sup>C</sup>	<55	<64	<57	<65	150	<25	<25	<25	30	<310	66	<25	(600,000)	(4,200,000)	1,500	38,000	--
1,2,4-Trimethylbenzene	<54	<63	97,000 <sup>ACD</sup>	18,000 <sup>C</sup>	<55	<64	<57	150	2,300	<25	<25	<25	82	20,000 <sup>C</sup>	<25	<25	(46,000)	(320,000)	(7,364)	83,000	--
1,3,5-Trimethylbenzene	<54	<63	39,000 <sup>ACD</sup>	8,800 <sup>C</sup>	<55	<64	<57	950	<25	<25	<25	44	8,800 <sup>C</sup>	<25	<25	(26,000)	(190,000)	(7,364)	11,000	--	
Total Xylenes	<180	<190	148,000 <sup>CD</sup>	16,000 <sup>C</sup>	<160	<190	<170	<190	2,810	<75	<75	<75	130	16,300 <sup>C</sup>	<87	<75	(260,000)	--	4,100	42,000	--
Naphthalene	<270	--	<11,000	--	<270	--	<280	--	420 <sup>D</sup>	<25	<25	<25	49	4,500 <sup>CD</sup>	44	<25	--	110,000	400	2,700	--
<b>PAHs (ug/kg)</b>																					
Acenaphthene	<180	<210	230	<220	<190	<210	<190	<210	--	--	--	--	--	--	--	--	900,000	60,000,000	38,000	--	--
Acenaphthylene	<390	<410	<350	<420	<360	<420	<370	<410	--	--	--	--	--	--	--	--	18,000	360,000	700	--	--
Anthracene	27	<21	<18	<22	<19	<21	41	<21	--	--	--	--	--	--	--	--	5,000,000	300,000,000	3,000,000	--	--
Benzo(a)anthracene	<18	<21	<18	<22	<19	<21	<19	<21	--	--	--	--	--	--	--	--	88	3,900	17,000	--	--
Benzo(a)pyrene	190 <sup>A</sup>	<21	<18	<22	120 <sup>A</sup>	<21	100 <sup>A</sup>	<21	--	--	--	--	--	--	--	--	88	390	360,000	--	--
Benzo(b)fluoranthene	<35	<41	<35	<42	<36	<42	130 <sup>E</sup>	<41	--	--	--	--	--	--	--	--	1,800	39,000	8,800,000	--	--
Benzo(g,h)perylene	<35	<41	<35	<42	<36	<42	100	<41	--	--	--	--	--	--	--	--	880	39,000	870,000	--	--
Benzo(k)fluoranthene	<18	<21	<18	<22	<19	<21	62	<21	--	--	--	--	--	--	--	--	8,800	390,000	37,000	--	--
Chrysene	<18	<21	<18	<22	<19	<21	94	<21	--	--	--	--	--	--	--	--	88	390	38,000	--	--
Dibenz(a,h)anthracene	<35	<41	<35	<42	<36	<42	150 <sup>A</sup>	<41	--	--	--	--	--	--	--	--	600,000	40,000,000	500,000	--	--
Fluoranthene	45	<41	<35	<42	66	<42	230	<41	--	--	--	--	--	--	--	--	600,000	40,000,000	100,000	--	--
Fluorene	<35	<41	<35	<42	<36	<42	<37	<41	--	--	--	--	--	--	--	--	88	3,900	680,000	--	--
Indeno(1,2,3-cd)pyrene	<18	<21	<18	<22	63	<21	67	<21	--	--	--	--	--	--	--	--	20,000	110,000	400	2,700	--
Naphthalene	<180	<210	2,100 <sup>C</sup>	440 <sup>D</sup>	<190	<210	<190	<210	--	--	--	--	--	--	--	--	18,000	390,000	1,800	--	--
Phenanthrene	33	<21	48	<22	200	<21	140	<21	--	--	--	--	--	--	--	--	500,000	30,000,000	8,700,000	--	--
Pyrene	<18	<21	<18	<22	<19	<21	220	<21	--	--	--	--	--	--	--	--	--	--	--	--	--

Notes:  
 RCL: Residual Containment Level  
 DRO: Diesel Range Organic  
 GRO: Gasoline Range Organic  
 PID: Photoionization Detector  
 --: Not Analyzed or Not Applicable  
 PVOC: Petroleum Volatile Organic Compound  
 PAH: Polynuclear Aromatic Hydrocarbon  
 VOC: Volatile Organic Compounds  
 #: Analyte detected between limit of detection and limit of quantitation

mg/kg: Milligrams per kilogram  
 ug/kg: Micrograms per kilogram  
 PID/FID: Photoionization Detector/Flame Ionization Detector  
 A: Exceeds Generic RCL for Non-Industrial Direct Contact  
 B: Exceeds Generic RCL for Industrial Direct Contact  
 C: Exceeds Generic RCL for Groundwater Pathway  
 D: Exceeds NR746 Table 1 Value - Indicator of Residual Product in Soil Pores  
 E: Exceeds NR746 Table 2 Value - Protection of Human Health from Direct Contact with Contaminated Soil (Top 4 feet of Soil)  
 (190,000): RCL values in parentheses are calculated based on generic equations per WDNR guidance.



TABLE 1  
Groundwater Field Parameters  
Wisconsin Central Ltd.  
Neenah Rail Yard - Former Fleet Vehicle Refueling Area  
Neenah, Wisconsin  
PIN # 2355/WIPR/100362  
STS Project No. 28527WA

Well No.	Date	Easting X-Coordinate	Northing Y-Coordinate	Ground Elevation (MSL)	Top PVC Elevation (MSL)	Top of PVC Screen (MSL)	Depth to Water (feet)*	Depth of Well (feet)	Free Product Thickness (feet)	Elevation Water (MSL)	Volume Purged (gallons)	Color	Odor	Turbidity	pH	Conductivity (µs)	Temperature (°C)	Dissolved Oxygen (ppm)
MW-3	12/4/2003	2369871	796613	752.49	751.79	750.20	1.59	12.50	None Present	750.20	2	Clear	Petroleum	Low	--	--	--	--
	1/6/2006						1.18		None Present	750.61	6	Clear	None	Low	6.53	990	6.3	2
	8/8/2007						3.88		--	747.91	--	--	--	--	--	--	--	--
MW-4	12/4/2003	2369885.63	796703.945	752.39	751.89	750.40	2.08	12.50	None Present	749.81	2	Clear	None	Low	--	--	--	--
	4/19/2005						2.91		None Present	748.98	6	Clear	None	Low	6.69	>1990	10.8	1
	1/6/2006						2.50		None Present	749.39	6	Clear	None	Low	6.66	1130	6.4	2
	8/8/2007						--		--	--	--	--	--	--	--	--	--	--
TMW-6	4/19/2005	2369882	796769.1	752.46	752.22	750.30	2.22	6.90	None Present	750.00	2 (dry)	Clear	Petroleum	Low	6.33	>1990	15.2	3
	1/6/2006						1.23		None Present	750.99	1 (dry)	Clear	Petroleum	Low	6.43	1540	3.4	1
	8/8/2007						--		--	--	--	--	--	--	--	--	--	--
MW-7	4/19/2005	2369871.967	796790.075	752.44	752.15	750.90	2.96	10.99	None Present	749.19	6	Clear	Petroleum	Low	6.71	>1990	15.9	3
	1/6/2006						2.73		None Present	748.42	5	Clear	Petroleum	Low	6.52	1600	7.2	2
	8/8/2007						4.20		None Present	747.95	5	Clear	Petroleum	Low	6.48	8.65	21.3	<1
MW-8	4/19/2005	2369842.076	796768.248	752.90	752.57	750.90	3.80	11.28	None Present	748.97	6	Clear	None	Low	6.60	1730	12.1	<1
	1/6/2006						3.50		None Present	749.07	6	Clear	None	Low	6.58	910	7.7	2
	11/2/2006						3.98	Abandoned 11/2/06		746.92	5	Light Brown	Slight Petro	Sheen on Water	6.77	3,180	12.7	1
MW-9	4/19/2005	2369824.079	796678.985	752.93	752.51	750.90	2.42	11.20	None Present	750.09	6	Clear	None	Low	7.24	>1990	14.2	<1
	1/6/2006						2.22		None Present	750.29	8	Clear	None	Low	7.51	550	1.5	2
	8/8/2007						2.92		--	749.59	--	--	--	--	--	--	--	--
MW-10	4/19/2005	2369876.426	796829.875	752.67	752.37	751.20	3.60	10.94	None Present	748.77	5 (dry)	Clear	None	Low	6.73	1720	12.5	3
	1/6/2006						0.88		None Present	751.49	5 (dry)	Clear	None	Low	6.41	1350	6.2	2
	8/8/2007						4.29		--	748.08	--	--	--	--	--	--	--	--
TMW-11	4/29/2005	2369904	796763.2	752.81	752.60	751.60	1.30	6.00	None Present	751.30	1 (dry)	Clear	None	Low	6.50	>1990	10.4	1
	1/6/2006						0.67		None Present	751.93	1 (dry)	Clear	Petroleum	Low	6.41	1600	2.2	3
	8/8/2007						--		--	--	--	--	--	--	--	--	--	--

Notes:

\*: Water level measured from top of PVC.

MSL: Mean Sea Level