GIS REGISTRY
Cover Sheet

July, 2008
(RR 5367)

Source Property Information

CLOSURE DATE: Nov 24, 2008

BRRTS #: 02-71-544496

FID #:

ACTIVITY NAME: Canal St Parking Ramp

DATCP #:

PROPERTY ADDRESS: 131 W CANAL ST

COMM #:

MUNICIPALITY: CITY OF NEENAH

PARCEL ID #: 81003790000

***WTM COORDINATES:**

X: **642912** Y: **413869**

** 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*

GIS Registry Checklist

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 #: 02-71-544496 PARCEL ID #: 81003790000

ACTIVITY NAME: Canal St Parking Ramp WTM COORDINATES: X: 642912 Y: 413869

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

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

SOURCE LEGAL DOCUMENTS

- [X] **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.*
- [X] **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: Certified Survey Map**
- [X] **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.

- [X] **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: Topographic Map**
- [X] **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 #: 4 **Title: Estimated Extent of Residual Soil Contamination**
- [X] **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 #: 4 **Title: Estimated Extent of Residual Soil Contamination**

BRRTS #: 02-71-544496 ACTIVITY NAME: Canal St Parking Ramp

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 #: 3 **Title: Pre-Development Cross Section B-B'**

Figure #: **Title:**

☐ **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 then 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: 5 **Title: Groundwater Contour Map**

Figure #: 6 **Title: Shallow Monitoring Well Groundwater Elevations**

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: Alta Resources Parking Structure Soil Analytical Summary**

☐ **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 #: 02-71-544496 ACTIVITY NAME: Canal St Parking Ramp

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:

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 East County Road Y, STE. 700
Oshkosh, WI 54901-9731
TELEPHONE 920-424-3050
FAX 920-424-4404

November 24, 2008

Mr. Robert Buckingham
Community Development Authority for the City of Neenah
211 Walnut Street
Neenah, WI 54956

SUBJECT: Final Case Closure with Land Use Limitations or Conditions
Canal St Parking Ramp, 131 W Canal St, formerly 135 N Church St, Neenah, WI
WDNR ERP # 02-71-544496
WDNR VPLE # 06-71-543163

Dear Mr. Buckingham:

On August 27, 2008, the Northeast Regional Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On September 4, 2008, you were notified that the Closure Committee had granted conditional closure to this case.

On November 12, 2008 the Department received correspondence indicating that you have complied with the requirements of closure. Table 1 was updated for the GIS Registry and you submitted Exhibit A of the *Pavement Cover and Building Barrier Maintenance Plan.*

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at http://dnr.wi.gov/org/aw/rr/gis/index.htm. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain

approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line http://dnr.wi.gov/org/water/dwg/3300254.pdf or at the web address listed above for the GIS Registry.

Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to which the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the **parking ramp structure and pavement** that currently exists in the location shown on the attached map shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil from the property is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The attached maintenance plan and inspection log are to be kept up-to-date and on-site, and the inspection log need only be submitted to the Department upon request.

Prohibited Activities

The following activities are prohibited on any portion of the property where the parking structure is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Jennifer Borski in Oshkosh at (920) 424-7887.

Sincerely,

Bruce Urben
Northeast Remediation & Redevelopment Team Supervisor

Attachment: *Pavement Cover and Building Barrier Maintenance Plan*, Exhibit A and Exhibit B

ecc: S. Hodgson, Terracon, sahodgson@terracon.com
J. Borski, DNR - Oshkosh

cc: WDNR BRRTS #02-71-543162 / 06-71-543163

PAVEMENT COVER AND BUILDING BARRIER MAINTENANCE PLAN

May 28, 2008

Property Located at: 131 West Canal Street
Neenah, Wisconsin

FID # (none), BRRTS # 02-71-544496

LEGAL DESCRIPTION: LOT 2 OF CERTIFIED SURVEY MAP 5681

TAX #: 81003790000

Introduction

This document is the Maintenance Plan for a pavement cover and building barrier at the above-referenced property in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative code (WAC). The maintenance activities relate to the existing parking structure and other paved surfaces occupying the area over the contaminated soil onsite. The contaminated soil is impacted by polycyclic aromatic hydrocarbons (PAHs) above the non-industrial residual contaminant level (RCL), including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo(a,h)anthracene. The location of the paved surfaces and building to be maintained in accordance with this Maintenance Plan are identified on the attached map (Exhibit A)

Cover and Building Barrier Purpose

The paved surfaces and the parking ramp structure over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current and future use of the property, the barrier should function as intended unless disturbed.

Annual Inspection

The paved surfaces and building foundation overlying the contaminated soil and as depicted in Exhibit A will be inspected once a year, normally in the spring, for deterioration, cracks, and other potential problems that can cause potential exposure to underlying soils. The inspections will be performed to evaluate damage due to exposure to the weather, wear from traffic, increasing age, settling, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections will be maintained by the property owner and is included as Exhibit B, *Cap Inspection Log*. 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 inspection log will be kept onsite.

Maintenance Activities

If exposed soils are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Maintenance activities can include patching and filling operations or they can include larger resurfacing or construction operations. In the event

that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment ("PPE"). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. 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 surfaces and/or the building overlying the contaminated soil are 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 this 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 building structure, 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

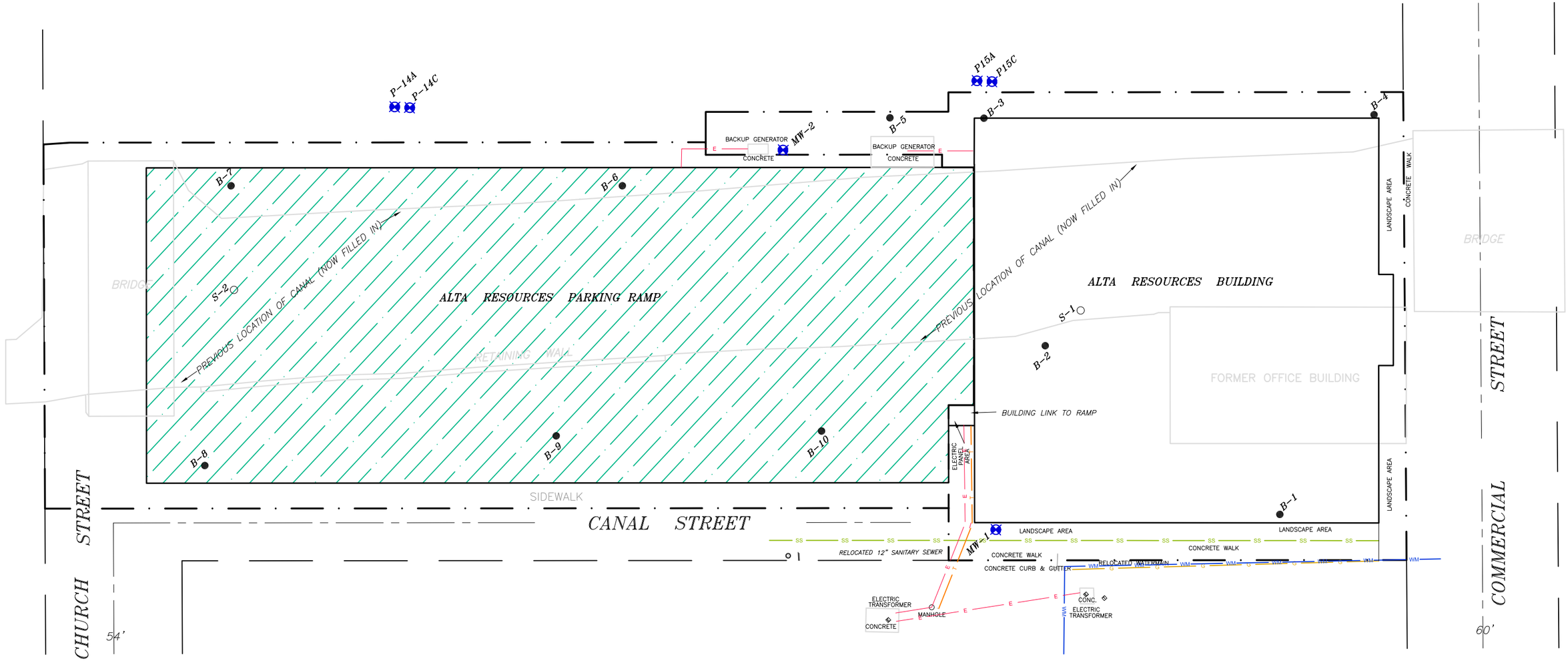
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information
(May 2008)

Site Owner and Operator: City of Neenah, Community Development Authority
211 Walnut Street, Neenah, WI 54956
(920) 886-6126
Contact: Robert Buckingham

Consultant: Terracon Consultants, Inc.
3011B East Capitol Drive, Appleton, WI 54911
(920) 993-9096
Contact: Scott A. Hodgson

WDNR: Jennifer Borski
625 East County Road Y, Suite 700, Oshkosh, WI 54901
(920) 424-7887



LEGEND

- B-2 ● SOIL BORING
- S-1 ○ SEDIMENT SAMPLE
- P15A / P15C ◆ MONITORING WELL/PIEZOMETER
- BUILDING CAP AREA
- PROPERTY BOUNDARY
- FORMER STRUCTURE
- WM WATERMAIN
- SS SANITARY SEWER
- T TELEPHONE
- G GAS
- E ELECTRIC

N

Scale 1 inch = 40 feet

0 20 40 80

Project Mngr:	SAH
Drawn By:	AJP
Checked By:	SAH
Approved By:	BRS

Project No.	38057011
Scale:	AS SHOWN
File No.	38057011.CSM
Date:	5/14/08

Terracon
Consulting Engineers and Scientists
3011B EAST CAPITOL DRIVE APPLETON, WI 54911
PH. (9220) 993-9096 FAX. (920) 993-9108

EXHIBIT A: CAP AREA

ALTA RESOURCES BUILDING / PARKING RAMP
CITY OF NEENAH
CANAL STREET

NEENAH WISCONSIN

FIG. No. A

(Layout4)

Exhibit B
Barrier INSPECTION LOG

Inspection Date	Inspector	Condition of Cap	Recommendations	Have Recommendations from previous inspection been implemented?

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 East County Road Y, STE. 700
Oshkosh, WI 54901-9731
TELEPHONE 920-424-3050
FAX 920-424-4404

September 4, 2008

Mr. Robert Buckingham
Community Development Authority for the City of Neenah
211 Walnut Street
Neenah, WI 54956

Subject: Conditional Closure Decision, With Requirements to Achieve Final Closure
Canal St Parking Ramp, 131 W Canal St, formerly 135 N Church St, Neenah, WI
WDNR ERP # 02-71-544496
WDNR VPLE # 06-71-543163

Dear Mr. Buckingham:

On August 27, 2008, the Northeast Regional Closure Committee reviewed your request for closure of the case described above. The 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, the Committee has determined that the site-wide polycyclic aromatic hydrocarbon (PAH) contamination on the site from historic activities and/or non-native fill soils appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

UPDATE VISUAL AID FOR GIS REGISTRY

In order to accurately communicate the status of former soil borings on the GIS Registry, Table 1 should be amended to reflect the following:

- B-5 is located at 120 North Commercial Street and exceedances will be addressed at the time of closure for 02-71-543162,
- B-6 and B-7 have been excavated, mixed with other on-site soils and replaced on site in unknown locations and are representative of on-site soils, and
- S-2 is removed.

In addition, Exhibit A identified in the *Pavement Cover and Building Barrier Maintenance Plan* must be submitted to complete the GIS Registry packet. This is likely Figure 7 of the request for closure.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

MONITORING WELL STATUS

The monitoring well, MW-2, located at 120 North Commercial Street, is part of the on-going investigation at 02-71-543162 and must be maintained under that case.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: http://dnr.wi.gov/org/aw/rr/gis/index.htm.

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 at (920) 424-7887.

Sincerely,

Jennifer Borski

Jennifer Borski
Hydrogeologist
Bureau for Remediation & Redevelopment

ecc: S. Hodgson, Terracon, sahodgson@terracon.com

cc: WDNR BRRTS #02-71-543162 / 06-71-543163

UAC

DOCUMENT NUMBER

QUIT CLAIM DEED

1353949

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

05/09/2005 09:15AM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE	11.00
TRANSFER FEE	#2
# OF PAGES	1

City of Neenah, a Municipal Corporation, with offices at City Hall, Neenah Wisconsin, 54956, conveys and quit claims to the **Community Development Authority of the City of Neenah**, a Wisconsin municipal corporation for TEN and No/100's Dollars ($10.00) and other good and sufficient consideration, the receipt of which is acknowledged, the following described real estate in WINNEBAGO County, State of Wisconsin:

Lots 1 and 2 of Certified Survey Map No. 5681 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 23, 2005, in Volume 1 on Page 5681, as Document No. 1345640, being all of Lots 1, 2, 3, 4, and 5 and part of the vacated Canal Street, and part of the Canal as shown on Palmer's Map and part of the lands described in Volume 779, Page 553, all in the 10th Ward, City of Neenah, Winnebago County, Wisconsin.

Recording Area

Return to: FA-947932

James G. Godlewski, City Attorney
City of Neenah, PO Box 426
Neenah, WI 54957-0426

Parcel No.: 810-0380-00-00, 810-0381-00-00 & 810-0382-00-00 & 810-0383-00-00

Pursuant to authorization of the Common Council of the City of Neenah in a motion dated March 16, 2005.

This transaction is exempt from the Real Estate Transfer Tax pursuant to Wis. Stat. Sec. 77.25(2).

This is not homestead property.

Dated this 17th day of March, 2005.

CITY OF NEENAH

George D. Scherck, Mayor (SEAL)

Attest: Patricia A. Peterson (SEAL)
Patricia A. Peterson, City Clerk

AUTHENTICATION

Signature(s) of George D. Scherck, Mayor and Patricia A. Peterson, City Clerk authenticated this 17th day of March, 2005

James G. Godlewski
Title: Member State Bar of Wisconsin

THIS INSTRUMENT DRAFTED BY:

James G. Godlewski, City Attorney
211 Walnut St., Neenah, WI 54956

(SIGNATURES MAY BE AUTHENTICATED OR ACKNOWLEDGED. BOTH ARE NOT NECESSARY.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF WINNEBAGO)

Personally came before me this ___ day of March, 200__ the above named George D. Scherck, Mayor and Patricia A. Peterson, City Clerk who acknowledged that they were Mayor and Clerk, respectively of the City of Neenah, a municipal corporation, and that they, as such Mayor and Clerk, being authorized to do so, executed the foregoing instrument on the City of Neenah's behalf.

Notary Public, WINNEBAGO County, Wisconsin.
My commission is permanent.
(If not, state expiration date:_____)

STATE BAR OF WISCONSIN FORM 3 - 2000

QUITCLAIM DEED

Document Number

1338988

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

12/17/2004 11:38AM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 13.00
TRANSFER FEE
OF PAGES 2

This Deed, made between the City of Neenah, a municipal corporation, Grantor, and the Community Development Authority of the City of Neenah, a body politic, Grantee.

Grantor quit claims to Grantee the following described real estate in Winnebago County, State of Wisconsin (if more space is needed, please attach addendum):

The property described in Exhibit A attached hereto.

Recording Area

Name and Return Address
Rebecca A. Speckhard
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

change C. Neenah

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

This conveyance is exempt from transfer tax and return under Wis. Stat. Sec. 77.25(2)

Together with all appurtenant rights, title and interests.

Dated this 15th day of December, 2004

_____ (SEAL)

* _____

_____ (SEAL)

* _____

CITY OF NEENAH, WISCONSIN

George Scherck (SEAL)

* George Scherck, Mayor

Patricia A. Peterson (SEAL)

* Patricia A. Peterson, City Clerk

AUTHENTICATION

Signature(s) _____

_____

authenticated this _____ day of _____, _____

_____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Rebecca A. Speckhard, Quarles & Brady LLP

Milwaukee, WI

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin,)
) ss.
Winnebago County.)

Personally came before me this 2nd day of December, 2004, the above named George Scherck and Patricia A. Peterson

_____

_____

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Diane L. Ducklow

* Diane L. Ducklow

Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: July 29, 2007)

*Names of persons signing in any capacity must be typed or printed below their signature.

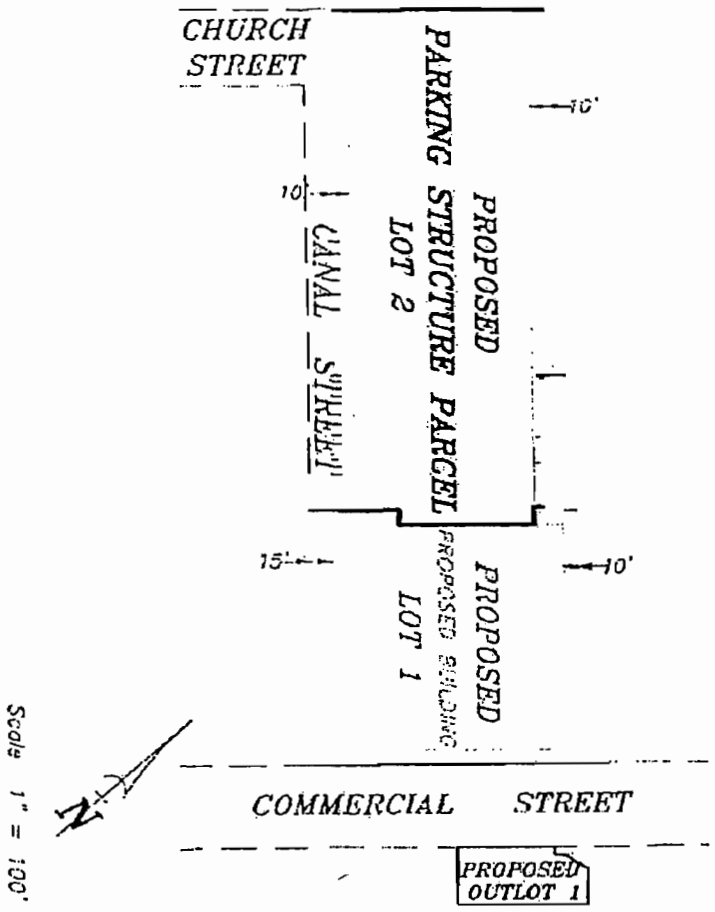
QUITCLAIM DEED

STATE BAR OF WISCONSIN
FORM No. 3 -2000

QBMKE\5666410.1

0-2

EXHIBIT A
DESCRIPTION OF PROJECT PROPERTY



All of Lot 5 and part of Lots 3 and 4, Block 2, and part of the Canal as shown on PALMER'S MAP and part of lands described in Volume 779, Page 553, all in the 10th ward, City of Neenah, described as follows:

Commencing at the most southerly corner of Lot 2 of Block 2 of said Palmer's Map;
thence along the northwesterly right-of-way of Commercial Street,
South 41 degrees 29 minutes 05 seconds West, 30.00 feet;
thence along the westerly right-of-way line of Canal Street,
North 48 degrees 08 minutes 28 seconds West, 181.15 feet;
thence North 41 degrees 51 minutes 32 seconds East, 20.67 feet to the point of beginning;
thence North 48 degrees 08 minutes 28 seconds West, 357.48 feet;
thence North 41 degrees 39 minutes 04 seconds East, 143.97 feet;
thence South 51 degrees 53 minutes 45 seconds East, 10.51 feet;
thence South 48 degrees 08 minutes 28 seconds East, 251.51 feet;
thence South 41 degrees 51 minutes 32 seconds West, 4.95 feet;
thence South 48 degrees 08 minutes 28 seconds East, 93.50 feet;
thence South 41 degrees 51 minutes 32 seconds West, 5.05 feet;
thence South 48 degrees 08 minutes 28 seconds East, 12.50 feet;
thence South 41 degrees 51 minutes 32 seconds West, 93.99 feet;
thence North 48 degrees 08 minutes 28 seconds West, 10.00 feet;
thence South 41 degrees 51 minutes 32 seconds West, 40.67 feet to the point of beginning, containing 52,199 square feet. Subject to all easements and restrictions of record.

Vac

Document Number

STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED

1337456

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

12/06/2004 09:47AM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 11.00
TRANSFER FEE 252.90
OF PAGES 1

Recording Area

Name and Return Address
Attorney James Godlewski
City of Neenah
PO Box 426
Neenah, WI 54957-0426

This Deed, made between **Kimberly-Clark Corporation, a Delaware corporation,** Grantor, and **the Community Development Authority of the City of Neenah, a Wisconsin municipality,** Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in **Winnebago** County, State of Wisconsin (the "Property"):

***Commencing at the most Southerly Corner of Lot 2 of Block 2, Palmer's Map, 10th Ward; thence along the Northwesterly right-of-way of Commercial Street, North 41 degrees 29 minutes 05 seconds East, 132.95 feet to the point of beginning; thence along the South line of lands described in Volume 779 Page 553, North 51 degrees 53 minutes 45 seconds West, 484.90 feet; thence North 41 degrees 39 minutes 04 seconds East, 34.14 feet; thence South 48 degrees 08 minutes 28 seconds East, 207.90 feet; thence North 41 degrees 51 minutes 32 seconds East, 12.00 feet; thence South 48 degrees 08 minutes 28 seconds East, 96.00 feet; thence North 41 degrees 51 minutes 32 seconds East, 7.67 feet; thence South 48 degrees 08 minutes 28 seconds East 179.94 feet; thence along the Northwesterly right-of-way of Commercial Street, South 41 degrees 29 minutes 05 seconds West, 22.06 feet to the point of beginning. Containing 13,531 square feet. Subject to all easements and restrictions of record.**

*Part of the K-C X-Mill Property as shown on Palmer's Map located in the SW1/4 of Section 22, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Together with all appurtenant rights, title and interests. as described above.

Part of 10-0335-00-00
Parcel Identification Number (PIN)

This **is not** homestead property.
(~~is~~) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except subject to restrictions, covenants and easements of record, if any, and Grantor will warrant and defend the same.

Dated this 3rd **day of** November, 2004.

KIMBERLY-CLARK CORPORATION

By: _____

* **Robert VanderMerwe, Group President**

* _____

AUTHENTICATION

Signature(s) _____

_____

authenticated this _____ day of _____, _____

_____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Wyon F. Wiegratz
Remley & Sensenbrenner, S.C.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF **WISCONSIN**)
) ss.
Winnebago County)

Personally came before me this 3rd day of **November**, **2004** the above named **Robert VanderMerwe**

_____

_____

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

(ANN M. VINCENT)

* Ann M. Vincent

Notary Public, State of **Wisconsin**

My Commission is permanent. (If not, state expiration date: December 11, 2005.)

* Names of persons signing in any capacity must be typed or printed below their signature.

0

VAC

Document Number

STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED-CORRECTION

1353948

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

05/09/2005 09:15AM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE	11.00
TRANSFER FEE	#3
# OF PAGES	1

This Deed, made between **Neenah and Menasha Water Power Company f/k/a Neenah Water Power Co., a Wisconsin corporation,** Grantor, and **the Community Development Authority of the City of Neenah, a Wisconsin municipality,** Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in **Winnebago** County, State of Wisconsin (the "Property"):

Part of the Canal as shown on PALMER'S MAP, 10th Ward, City of Neenah, Winnebago County, Wisconsin described as follows:

Commencing at the most southerly corner of Lot 2 of Block 2, Palmer's Map, 10th Ward; thence along the Northwesterly right-of-way line of Commercial Street, North 41 degrees 29 minutes 05 seconds East, 69.77 feet to the point of beginning; thence North 51 degrees 53 minutes 45 seconds West, 539.29 feet; thence North 41 degrees 39 minutes 04 seconds East, 100.19 feet; thence South 51 degrees 53 minutes 45 seconds East, 10.51 feet; thence South 48 degrees 08 minutes 28 seconds East, 43.61 feet, thence South 41 degrees 39 minutes 04 seconds West, 34.14 feet; thence along the South line of lands described in Volume 779 Page 553, South 51 degrees 53 minutes 45 seconds East, 484.90 feet; thence along the Northwesterly right-of-way of Commercial Street, North 41 degrees 29 minutes 05 seconds East, 3.53 feet; thence South 48 degrees 28 minutes 45 seconds East, 65.70 feet; thence North 41 degrees 31 minutes 15 seconds East, 6.66 feet; thence North 73 degrees 41 minutes 50 seconds East, 19.98 feet; thence South 47 degrees 57 minutes 21 seconds East, 24.84 feet; thence South 41 degrees 51 minutes 32 seconds West, 90.73 feet; thence North 48 degrees 05 minutes 35 seconds West, 100.60 feet to the point of beginning, containing 43,448 square feet. Subject to all easements and restrictions of record.

Recording Area

Name and Return Address
Attorney James Godlewski
City of Neenah, PO Box 426
Neenah, WI 54957-0426 FA-947932

Part of 03-1000-00-0
Parcel Identification Number (PIN)

This **is not** homestead property.
(is) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except subject to restrictions, covenants and easements of record, if any, and Grantor will warrant and defend the same.

This deed is being recorded solely to correct the legal description contained in the Warranty Deed dated November 3, 2004 and recorded on December 6, 2004 as Document No. 1337455.

Dated this 26th day of April, 2005.

NEENAH AND MENASHA WATER POWER COMPANY

By: Gregg W. Aiken

* **Gregg W. Aiken, President**

*

AUTHENTICATION

Signature(s) _____

_____

authenticated this _____ day of _____, _____

_____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
City Attorney James G. Godlewski
City of Neenah

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF **WISCONSIN**)
) ss.
Winnebago County)

Personally came before me this 26th day of **April**, **2005** the above named **Gregg W. Aiken**

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

* Tonia Thiesen

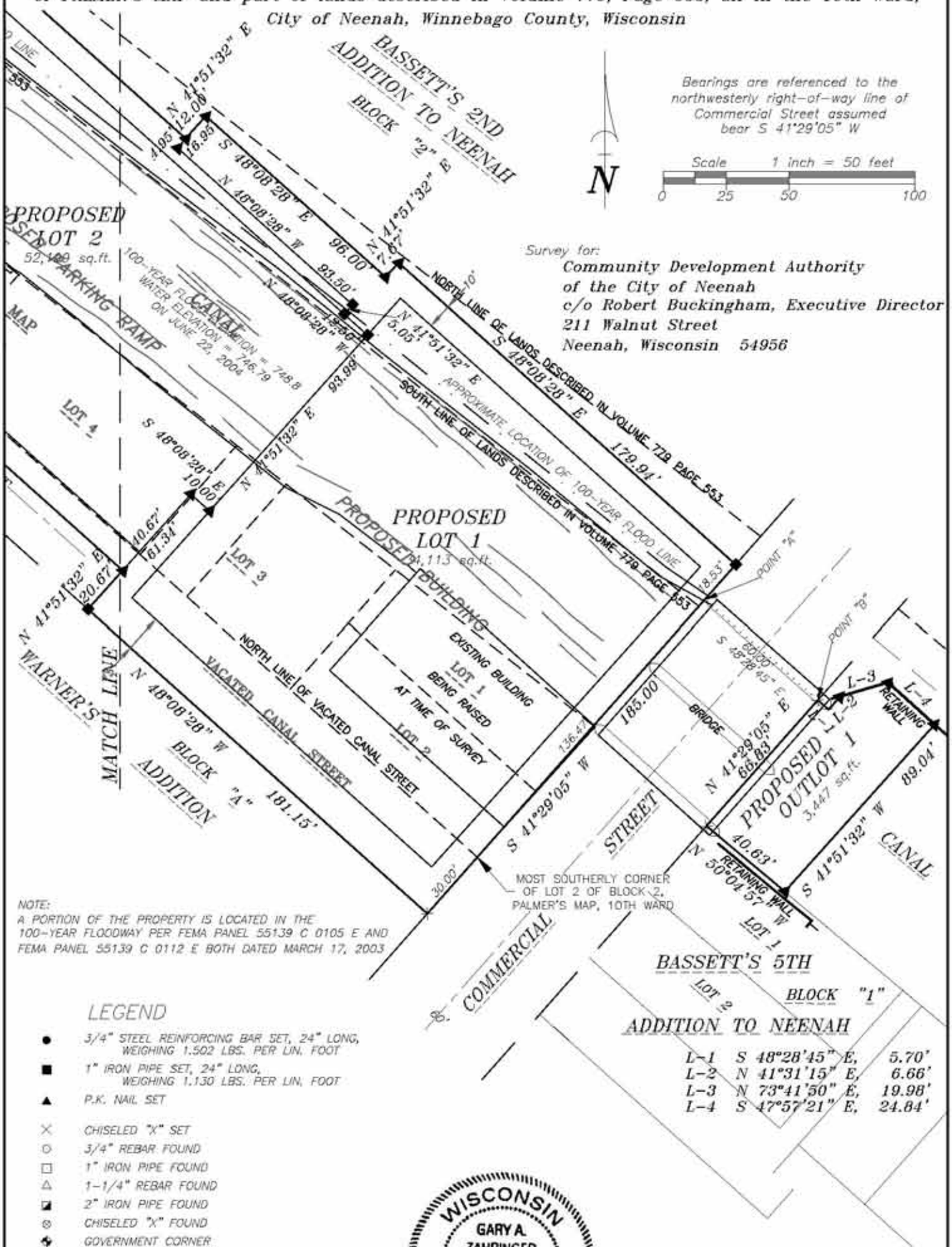
Notary Public, State of **Wisconsin**

My Commission is permanent. (If not, state expiration date: March 4, 2007.)

* Names of persons signing in any capacity must be typed or printed below their signature.

CERTIFIED SURVEY MAP NO. 5681

All of Lots 1, 2, 3, 4, and 5, and part of vacated Canal Street, and part of the Canal as shown of PALMER'S MAP and part of lands described in Volume 779, Page 553, all in the 10th Ward, City of Neenah, Winnebago County, Wisconsin



Survey for:
Community Development Authority
of the City of Neenah
c/o Robert Buckingham, Executive Director
211 Walnut Street
Neenah, Wisconsin 54956

NOTE:
A PORTION OF THE PROPERTY IS LOCATED IN THE 100-YEAR FLOODWAY PER FEMA PANEL 55139 C 0105 E AND FEMA PANEL 55139 C 0112 E BOTH DATED MARCH 17, 2003

LEGEND

- ● 3/4" STEEL REINFORCING BAR SET, 24" LONG, WEIGHING 1.502 LBS. PER LIN. FOOT
- ■ 1" IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- ▲ P.K. NAIL SET
- × CHISELED "X" SET
- ○ 3/4" REBAR FOUND
- □ 1" IRON PIPE FOUND
- △ 1-1/4" REBAR FOUND
- ◪ 2" IRON PIPE FOUND
- ⊗ CHISELED "X" FOUND
- GOVERNMENT CORNER
- -x-x- FENCE LINE
- ( ) RECORDED AS

L-1	S 48°28'45" E,	5.70'
L-2	N 41°31'15" E,	6.66'
L-3	N 73°41'30" E,	19.98'
L-4	S 47°57'21" E,	24.84'

WISCONSIN
GARY A. ZAHRINGER
S-2098
STOCKBRIDGE
WI
LAND SURVEYOR

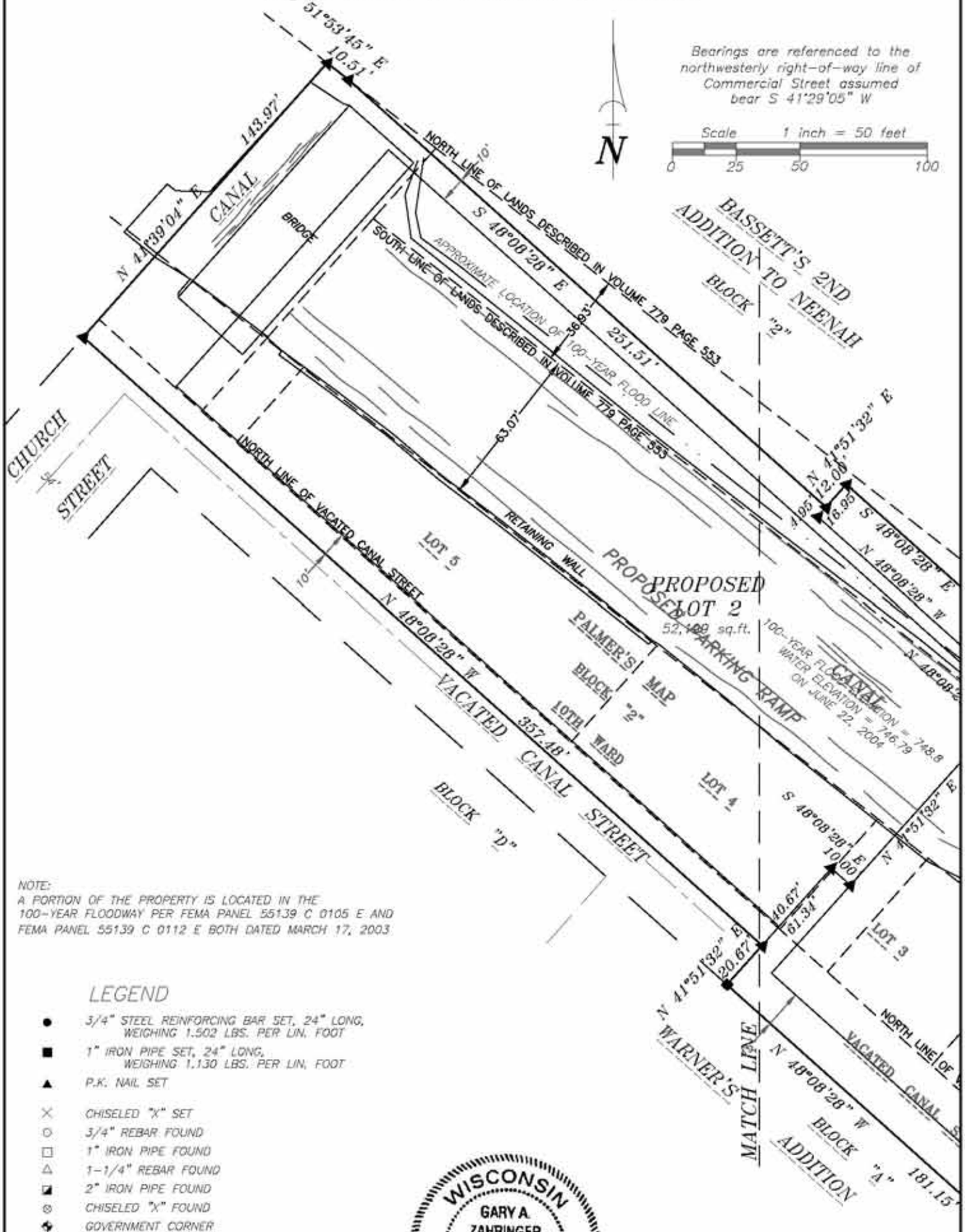
Gary A. Zahringer
Mar. 11, 2004

Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture
1377 Midway Road, Menasha, WI 54952
Phone (920) 731-0381 Fax (920) 733-8578
www.martenson-eisele.com
info@martenson-eisele.com

Revised - February 11, 2005
PROJECT NO. 154-665 B
FILE 154665b_csm SHEET 1 OF 4
This instrument was drafted by: M.A.Strobel

CERTIFIED SURVEY MAP NO. 5681

All of Lots 1, 2, 3, 4, and 5, and part of vacated Canal Street, and part of the Canal as shown of PALMER'S MAP and part of lands described in Volume 779, Page 553, all in the 10th Ward, City of Neenah, Winnebago County, Wisconsin



Bearings are referenced to the northwesterly right-of-way line of Commercial Street assumed bear S 41°29'05" W

Scale 1 inch = 50 feet

0 25 50 100

NOTE:
A PORTION OF THE PROPERTY IS LOCATED IN THE 100-YEAR FLOODWAY PER FEMA PANEL 55139 C 0105 E AND FEMA PANEL 55139 C 0112 E BOTH DATED MARCH 17, 2003

LEGEND

- ● 3/4" STEEL REINFORCING BAR SET, 24" LONG, WEIGHING 1.502 LBS. PER LIN. FOOT
- ■ 1" IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- ▲ P.K. NAIL SET
- × CHISELED "X" SET
- ○ 3/4" REBAR FOUND
- □ 1" IRON PIPE FOUND
- △ 1-1/4" REBAR FOUND
- ◪ 2" IRON PIPE FOUND
- ⊗ CHISELED "X" FOUND
- ⬘ GOVERNMENT CORNER
- -x-x- FENCE LINE
- ( ) RECORDED AS

WISCONSIN
GARY A. ZAHRINGER
S-2098
STOCKBRIDGE
WI
LAND SURVEYOR

Gary A. Zahringer
Mar. 11, 2004

Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture
1377 Midway Road, Menasha, WI 54952
Phone (920) 731-0381 Fax (920) 733-8578
www.martenson-eisele.com
info@martenson-eisele.com

Revised - February 11, 2005
PROJECT NO. 154-665 B
FILE 154665b_csm SHEET 2 OF 4
This instrument was drafted by: M.A.Strobel

CERTIFIED SURVEY MAP NO. 5681

SURVEYOR'S CERTIFICATE:

I, Gary A. Zahringer, Wisconsin Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped, at the direction of Community Development Authority of the City of Neenah, c/o Robert Buckingham, Executive Director, all of Lots 1, 2, 3, 4, and 5, Block 2, and part of vacated Canal Street and part of the Canal as shown on PALMER'S MAP and part of lands described in Volume 779, Page 553, all in the 10th ward, City of Neenah, described as follows:

Beginning at the most southerly corner of Lot 2 of Block 2 of said Palmer's Map;
thence along the northwesterly right-of-way of Commercial Street, South 41 degrees 29 minutes 05 seconds West, 30.00 feet;
thence along the westerly right-of-way line of vacated Canal Street, North 48 degrees 08 minutes 28 seconds West, 181.15 feet;
thence North 41 degrees 51 minutes 32 seconds East, 20.67 feet;
thence North 48 degrees 08 minutes 28 seconds West, 357.48 feet;
thence North 41 degrees 39 minutes 04 seconds East, 143.97 feet;
thence South 51 degrees 53 minutes 45 seconds East, 10.51 feet;
thence South 48 degrees 08 minutes 28 seconds East, 251.51 feet;
thence North 41 degrees 51 minutes 32 seconds East, 12.00 feet;
thence South 48 degrees 08 minutes 28 seconds East, 96.00 feet;
thence North 41 degrees 51 minutes 32 seconds East, 7.67 feet;
thence South 48 degrees 08 minutes 28 seconds East, 179.94 feet;
thence along the northwesterly right-of-way of Commercial Street, South 41 degrees 29 minutes 05 seconds West, 18.53 feet to a point hereafter referred to as Point "A";
thence South 48 degrees 28 minutes 45 seconds East, 60.00 feet to a point hereafter referred to as Point "B";
thence continuing South 48 degrees 28 minutes 45 seconds East, 5.70 feet;
thence North 41 degrees 31 minutes 15 seconds East, 6.66 feet;
thence North 73 degrees 41 minutes 50 seconds East, 19.98 feet;
thence South 47 degrees 57 minutes 21 seconds East, 24.84 feet;
thence South 41 degrees 51 minutes 32 seconds West, 89.04 feet;
thence along the north line of Lot 1, Block 1, BASSETT'S 5TH ADDITION TO NEENAH,
North 48 degrees 05 minutes 35 seconds West, 40.63 feet;
thence along the southeasterly right-of-way of Commercial Street,
North 41 degrees 29 minutes 05 seconds East, 66.83 feet to said point "B";
thence North 48 degrees 28 minutes 45 seconds West, 60.00 feet to said Point "A";
thence along the northwesterly right-of-way of Commercial Street, South 41 degrees 29 minutes 05 seconds West, 136.47 feet to the point of beginning, containing 89,759 square feet.
Subject to all easements and restrictions of record.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same and the City of Neenah and Winnebago County Subdivision Ordinances.

This map is a correct representation of all of the exterior boundaries of land surveyed and the division thereof.

Given under my hand this the 11th day of November, 2004.

Gary A. Zahringer

Gary A. Zahringer, Wisconsin Registered Land Surveyor S-2098

CERTIFIED SURVEY MAP NO. 5681

OWNER'S CERTIFICATE:

Community Development Authority of the City of Neenah, Wisconsin, a Wisconsin Municipality, duly organized and existing under and by virtue of the Laws of the State of Wisconsin, hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

Dated this 22 day of February, 2005.

Robert L. Buckingham, Executive Director

Thomas Martin, Chairperson

State of Wisconsin)
)SS
Winnebago County)

Personally came before me on the 22 day of February, 2005, the above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Julie A. Rach Notary My Commission Expires August 10, 2008

TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

Dated this 22 day of February, 2005.

Nancy Handevidt

~~Mike Easker, Director of Finance~~
Nancy Handevidt, Deputy Treasurer

APPROVALS:

Approved by the Common Council of the City of Neenah, Winnebago County, Wisconsin this 16th day of February, 2005.

George Scherck, Mayor

Tara A Theisen - Deputy

~~Patty Peterson, City Clerk~~
Tara A. Theisen, Deputy Clerk

Approved by the City of Neenah Plan Commission this 8th day of February, 2005.

WISCONSIN
GARY A. ZAHRINGER
S-2098
STOCKBRIDGE
WI
LAND SURVEYOR

Gary A. Zahringer
Nov. 11, 2004

PROJECT NO. 154-665 B
SHEET 4 OF 4

1345640
REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON
02/23/2005 08:24AM
VOL. P. 56 87
JULIE PAGEL
REGISTER OF DEEDS
RECORDING FEE 17.00
TRANSFER FEE
OF PAGES 4

Charge

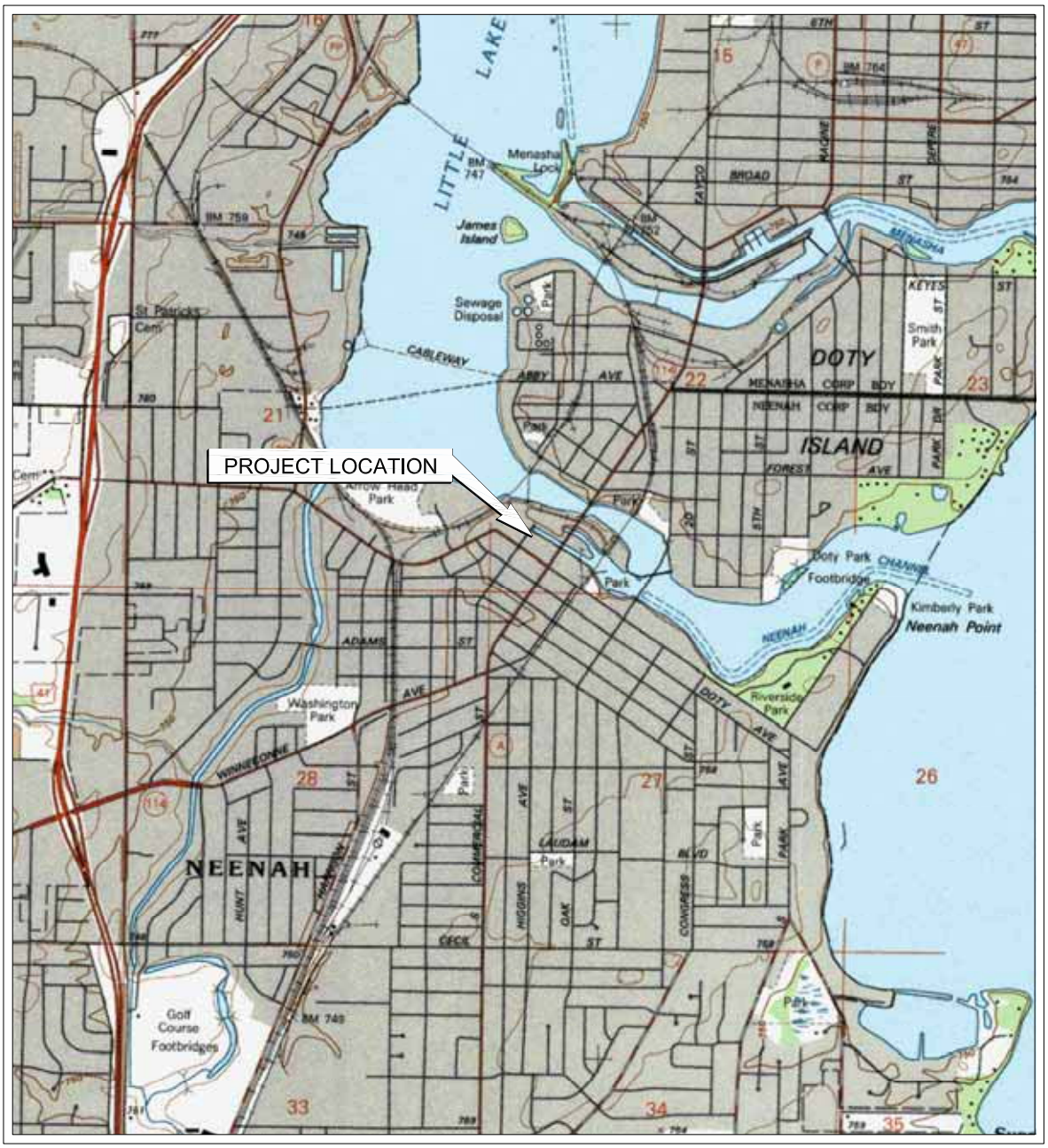
Statement of Accurate Legal Descriptions

To the best of my knowledge, the attached property legal description is complete, accurate, and identify the parcels with soil impacted by polycyclic aromatic hydrocarbons (PAH) originating from the property located at 131 West Canal Street, Neenah, Winnebago County, Wisconsin, parcel identification no. 81003790000, which is Lot 2 of Certified Survey Map 5681.

Robert Buckingham
City of Neenah, Community Development Authority

5/28/08
Date

UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1:24 000

1 .5 0 KILOMETERS 1 2

1000 0 METERS 1000 2000

1 .5 0 1

MILES

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

NEENAH QUADRANGLE
WISCONSIN - WINNEBAGO COUNTY
1992
7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr:	SAH
Drawn By:	AJP
Checked By:	SAH
Approved By:	SAH

Project No.	AJP
Scale:	AS SHOWN
File No.	38057011 SL
Date:	6/2/08

Terracon
Consulting Engineers and Scientists
3011B EAST CAPITOL DRIVE APPLETON, WI 54911
PH. (920) 993-9108 FAX. (920) 993-9108

TOPOGRAPHIC MAP

CANAL STREET PARKING RAMP

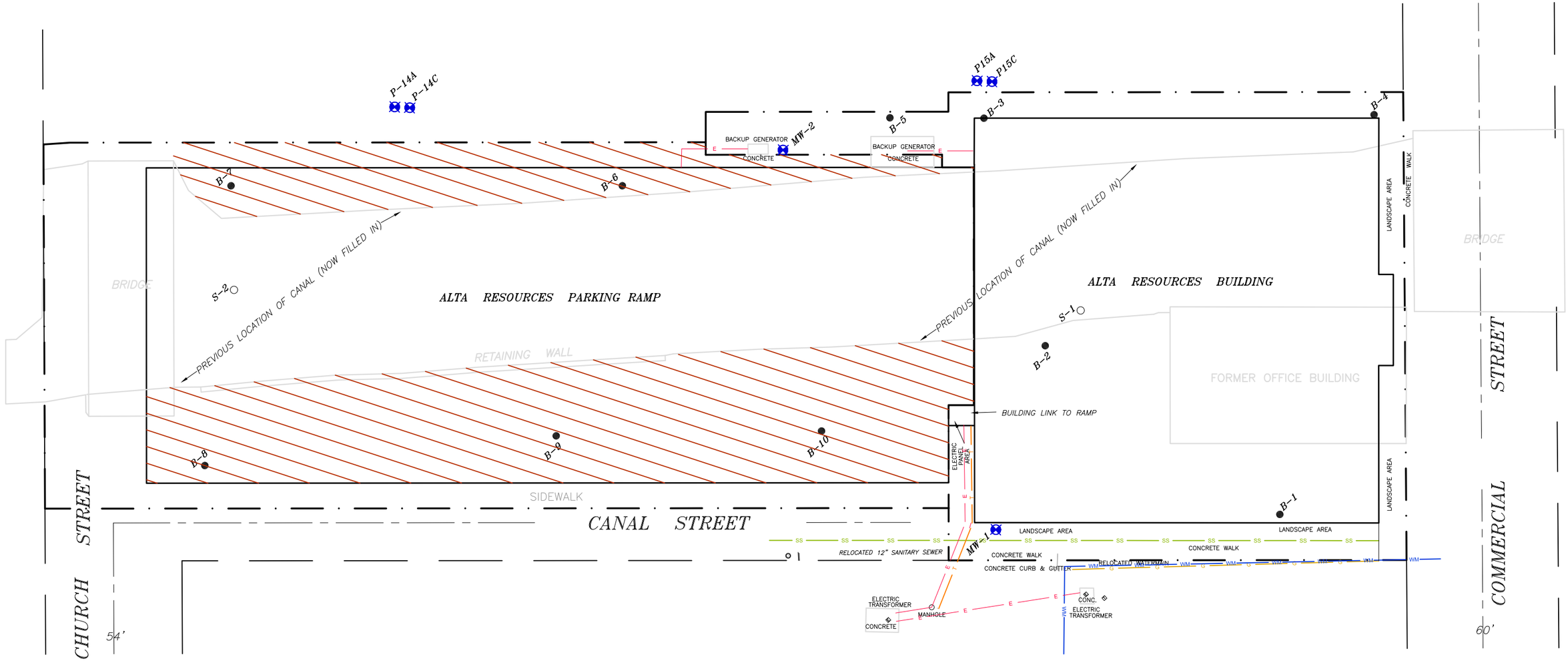
CITY OF NEENAH

131 WEST CANAL STREET

NEENAH WISCONSIN

FIG. No. 1

(Layout1)



LEGEND

- B-2 ● SOIL BORING
- S-1 ○ SEDIMENT SAMPLE
- P15A / P15C ◆ MONITORING WELL/PIEZOMETER
- ESTIMATED EXTENT OF RESIDUAL SOIL CONTAMINATION ABOVE NON-INDUSTRIAL RCLs
- PROPERTY BOUNDARY
- FORMER STRUCTURE
- WM WATERMAIN
- SS SANITARY SEWER
- T TELEPHONE
- G GAS
- E ELECTRIC

N

Scale 1 inch = 40 feet

0 20 40 80

Project Mngr:	SAH
Drawn By:	AJP
Checked By:	SAH
Approved By:	BRS

Project No.	38057011
Scale:	AS SHOWN
File No.	38057011.CSM
Date:	5/14/08

Terracon
Consulting Engineers and Scientists
3011B EAST CAPITOL DRIVE APPLETON, WI 54911
PH. (9220) 993-9096 FAX. (920) 993-9108

ESTIMATED EXTENT OF RESIDUAL SOIL CONTAMINATION

ALTA RESOURCES PARKING RAMP

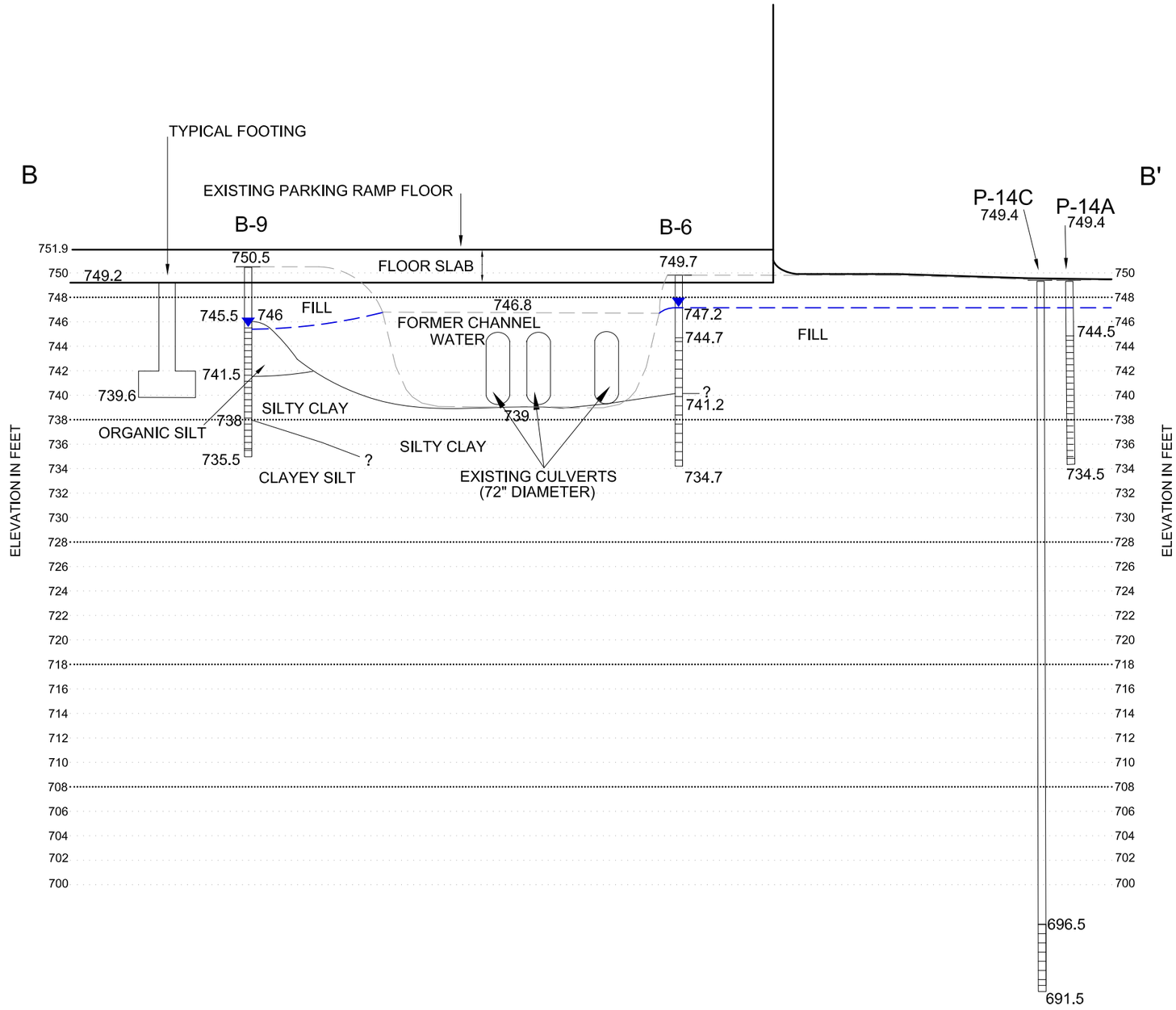
CITY OF NEENAH

CANAL STREET

NEENAH WISCONSIN

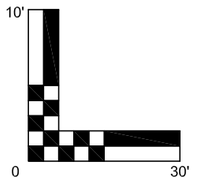
FIG. No. 4

(Layout3)



LEGEND

- SCREEN
- SOIL BORING
- MEASURED GROUNDWATER ELEVATION (PRE-DEVELOPMENT)
- PRE-DEVELOPMENT GROUND SURFACE
- EXISTING STRUCTURE / GROUND SURFACE
- APPROXIMATE GROUNDWATER ELEVATION (PRE-DEVELOPMENT)



APPROXIMATE SCALE (FT)
VERTICAL EXAGGERATION 3X

Project Mngr:	SAH
Drawn By:	AJP
Checked By:	SAH
Approved By:	BRS

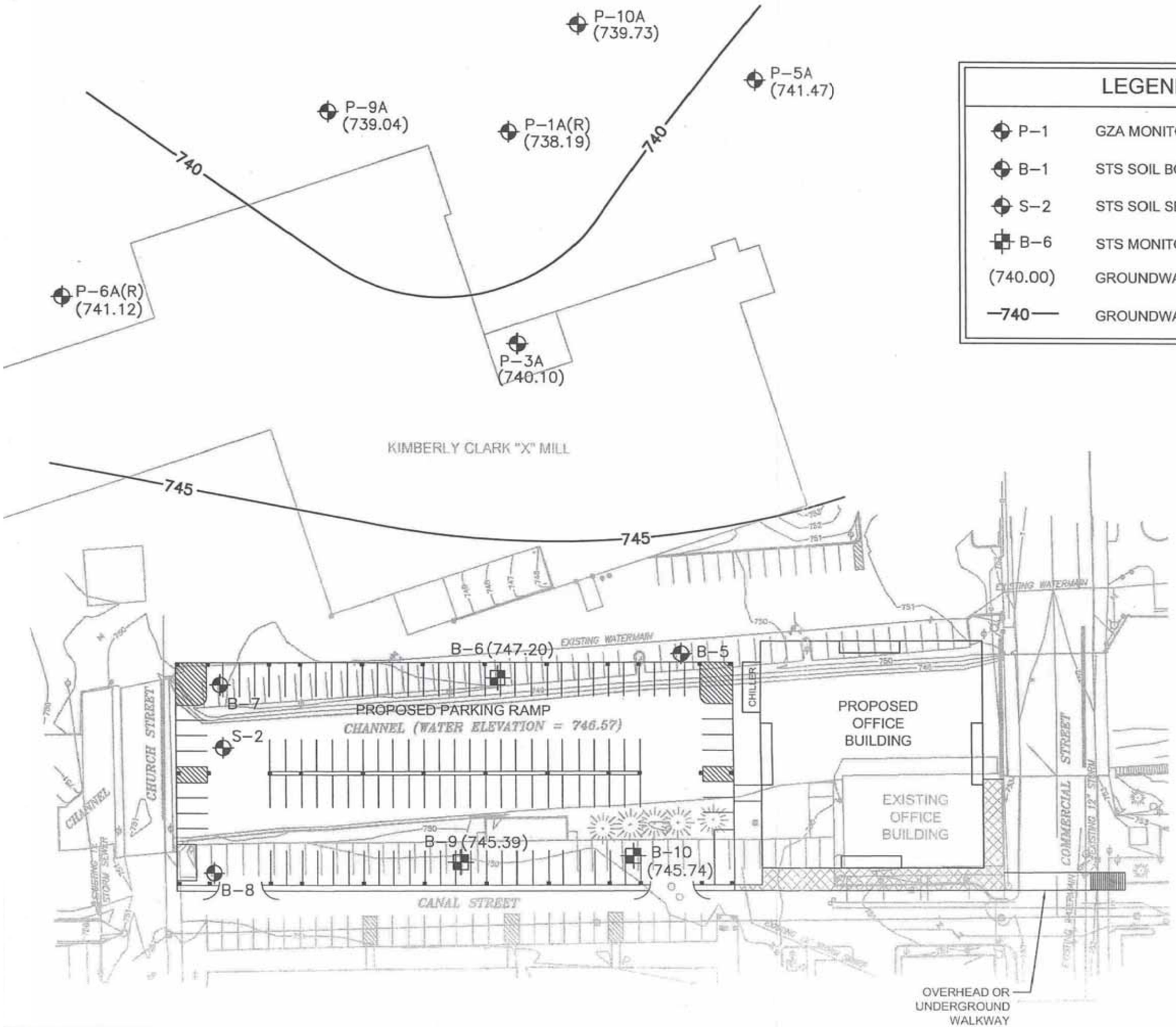
Project No.	38057011
Scale:	AS SHOWN
File No.	38057011.CrossSections
Date:	6/2/08

Terracon
Consulting Engineers and Scientists
3011B EAST CAPITOL DRIVE APPLETON, WI 54911
PH. (9220) 993-8096 FAX. (920) 993-9108

PRE-DEVELOPMENT CROSS SECTION B-B'

PROPOSED ALTA RESOURCES BUILDING / PARKING RAMP
CITY OF NEENAH
CANAL STREET
NEENAH WISCONSIN

FIG. No. 3 (B-B')



LEGEND

P–1	GZA MONITORING WELL LOCATION
B–1	STS SOIL BORING LOCATION
S–2	STS SOIL SEDIMENT SAMPLE
B–6	STS MONITORING WELL LOCATION
(740.00)	GROUNDWATER ELEVATION
—740—	GROUNDWATER CONTOUR

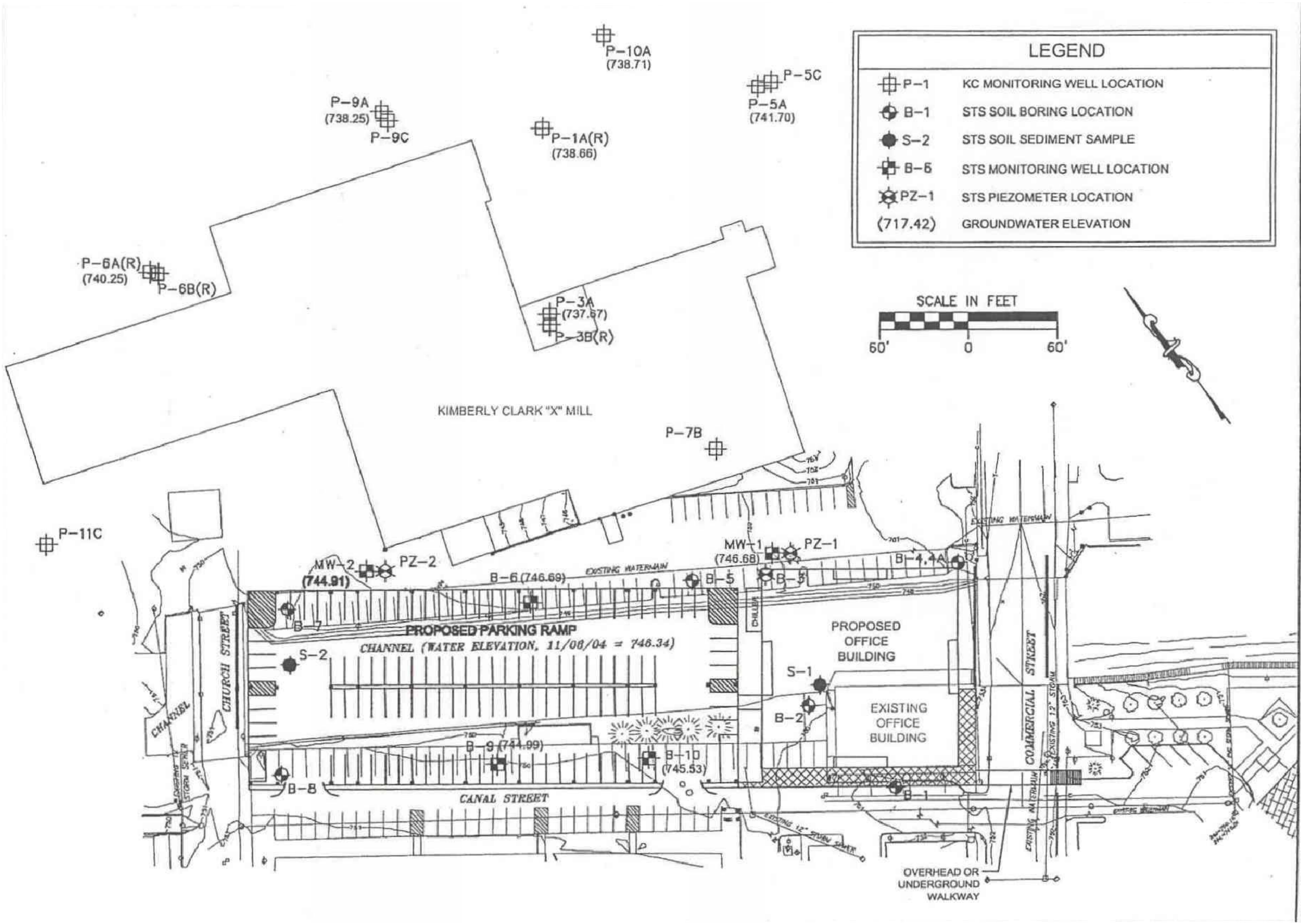
SCALE IN FEET

60' 0 60'

STS CONSULTANTS
558 N. Main Street
Oshkosh, WI 54901
920–235–0270
www.stsconsultants.com
Copyright ©2004, By: STS Consultants, Ltd.

GROUNDWATER CONTOUR MAP
CANAL STREET DEVELOPMENT - PARKING RAMP
NEENAH, WISCONSIN

Drawn:	REO	8/06/04
Checked:	AGM	8/06/04
Approved:		
PROJECT NUMBER	429011XA	
FIGURE NUMBER	5	



STS Consultants
558 N. Main Street
Oshkosh, WI 54901
920-235-0270
www.stsconsultants.com
Copyright © 2004, By STS Consultants, Ltd.

SHALLOW MONITORING WELL GROUNDWATER ELEVATIONS
CANAL STREET DEVELOPMENT
NEENAH, WISCONSIN

Drawn:	REG 12/09/04
Checked:	AGM 12/09/04
Approved:	
PROJECT NUMBER	429011XB
FIGURE NUMBER	6

Table 1

Alta Resources Parking Structure
Neenah, Wisconsin
Terracon Project No. 38057011

Alta Resources Parking Structure Soil Analytical Summary

		Metals		VOCs	PAHs																	
Sample Location (Depth in Feet)	**Sample Date**	Lead	Polychlorinated Biphenyls	Volatile Organic Compounds	Acenapthene	Acenapthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(ghi)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene
Units		mg/kg	µg/kg	µg/kg	mg/kg																	
RCL Groundwater[1]		NE	NE	NE	38	0.7	3,000	17	48	360	6,800	870	37	38	500	100	680	23	20	0.4	1.8	8,700
RCL Direct Contact Non-Industrial[2]		50	NE	NE	900	18	5,000	0.088	0.0088	0.088	1.8	0.88	8.8	0.0088	600	600	0.088	1100	600	20	18	500
RCL Direct Contact Industrial[3]		500	NE	NE	60,000	360	300,000	3.9	0.39	3.9	39	39	390	0.39	40,000	40,000	3.9	70,000	40,000	110	390	30,000
B-5[4] (0.5-2.5 feet)	7/14/2004	9.2	Not Analyzed	Not detected	<0.014	<0.023	<0.014	**0.12**	**0.33**	**0.16**	0.21	0.097	0.23	**0.033**	0.11	<0.0075	0.069	0.019	0.027	<0.0094	0.008	0.58
B-6[5] (0.5-2.5 feet)	7/14/2004	11	Not Analyzed	Not detected	<0.013	<0.021	<0.013	0.025	**0.038**	0.036	0.024	0.031	0.046	<0.0088	0.059	<0.0071	<0.013	<0.0083	0.011	<0.0089	0.003	0.11
B-7[5] (0.5-2.5 feet)	7/14/2004	24	Not Analyzed	Not detected	<0.012	<0.019	<0.012	0.021	**0.046**	0.027	0.099	0.027	0.034	<0.0079	0.033	<0.0064	0.017	<0.0075	<0.008	<0.008	0.012	0.69
S-2[6] (sediment sample)	7/13/2004	16	Not detected	Not analyzed	<0.016	<0.027	<0.016	0.027	**0.028**	0.021	<0.018	0.021	0.033	<0.011	0.058	<0.0089	<0.016	<0.010	<0.011	<0.011	0.036	0.076

NOTES:
All samples listed collected by others
[1] Generic Residual Contaminant Level (RCL) for Groundwater per WDNR Soil Cleanup Goals for PAHs Interim Guidance, April 1997 (PAHs)
[2] Generic RCL for Non-Industrial Direct Contact per NR 720.11 Wisconsin Administrative Code Table 2 RCLs (lead) or WDNR Soil Cleanup Goals for PAHs Interim Guidance, April 1997 (PAHs)
[3] Generic RCL for Industrial Direct Contact per NR 720.11 Wisconsin Administrative Code Table 2 RCLs (lead) or WDNR Soil Cleanup Goals for PAHs Interim Guidance, April 1997 (PAHs)
[4] Located on the property at 120 Commercial Street; exceedances will be addressed at the time of closure for BRRTS # 02-71-543162
[5] Soils at these locations were excavated, mixed with other on-site soils, and replaced in unknown locations on site; representative of onsite soils
[6] Sample was removed
Bold indicates compound was detected above the non-industrial direct contact RCL
"mg/kg" Indicates milligrams per kilogram,
"µg/kg" Indicates micrograms per kilogram
" < " Indicates compound was not detected above the listed limit of detection (LOD)
" NE " Indicates standard not established