

Source Property Information

BRRTS #: (No Dashes)

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

***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" form)*

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

- Contamination in ROW
- Off-Source Contamination

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

Continuing Obligations:

- N/A (Not Applicable)
- Soil: maintain industrial zoning (220)
*(note: soil contamination concentrations
between non-industrial 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 unit or economic
development corporation was directed to
take a response action)*

Note: Comments will not print out.

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (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 #: (No Dashes) 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.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- 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: CSM #6333, CSM #6560**
- 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 11 x 17 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, none **Title: Site Location & Local Topography; Wings GIS**
- 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 #: 2A, 2B, 3 **Title: Site Layout Pre Development 5/08; Post Dev. 1/12; SB, GW & VP Locations**
- 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 #: 14 **Title: Estimated Extent of Soil and Groundwater Contamination Associated with Repair Shop**

BRRTS #: 02-71-550734

ACTIVITY NAME: P H GLATFELTER (FORMER) - REPAIR SHOP

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 #: 4 **Title: Cross Section Location Map**

Figure #: 8 **Title: Cross Section D-D'**

- 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 #: 14 **Title: Estimated Extent of Soil and Groundwater Contamination Associated with Repair Shop**

- 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 #: 12 **Title: Groundwater Contour Map (6/28/11)**

Figure #: **Title:**

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

Tables must be no larger than 11 x 17 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 #: 2a, 2b, 2c **Title: Soil Sample RCRA Metals & PCB Lab Results; DRO & VOC; SVOC**

- 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 #: 3b **Title: Groundwater Sample Volatile Organic Compound 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 Elevations Data**

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 #: 02-71-550734

ACTIVITY NAME: P H GLATFELTER (FORMER) - REPAIR SHOP

NOTIFICATIONS

Source Property

Not Applicable

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.

Not Applicable

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.

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:

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:



November 30, 2012

CHRIS HAESE
NEENAH COMMUNITY DEVELOPMENT AUTHORITY
211 WALNUT ST
NEENAH WI 54956

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

Subject: Final Case Closure With Continuing Obligations,
P H GLATFELTER (FORMER) – REPAIR SHOP,
formerly part of 225 B W. Wisconsin Ave., Neenah, WI
WDNR BRRTS Activity # 02-71-550734 / VPLE # 06-71-551109

Dear Mr. Haese:

The Department of Natural Resources (DNR) considers the P H GLATFELTER (FORMER) – REPAIR SHOP case closed, with continuing obligations. No further investigation or remediation is required at this time. However, current and future property owners must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attached maintenance plan to anyone who purchases this property.

It is important to clarify that this final closure decision is specific to contamination from a former repair shop only and impacts the following property:

- **101 Main St.** or Lot 2 of CSM #6560, **PIN 810-0704-02-01**, formerly part of 225 B W. Wisconsin Ave.

The parcel described above is referred to as “the Property” in this letter. The Property has been combined with parcels addressed as 215 Main St., 235 W. Wisconsin Ave., One Plexus Way, Two Plexus Way and 120 N. Church St., onto one deed under ownership of the Community Development Authority (CDA) for the City of Neenah to obtain a Certificate of Completion under the Voluntary Party Liability Exemption (VPLE) Program and are collectively referred to as “the VPLE Properties” in this letter. The extent of the Property and all addresses within the VPLE Properties are shown on the **attached map: FIGURE 2B, SITE LAYOUT POST DEVELOPMENT, JANUARY 2012, rev. 10/21/11.**

This final closure decision for the Property is based on the correspondence and data provided, and is issued under ch. NR 726, Wisconsin Administrative Code. The Northeast Region (NER) Closure Committee reviewed the request for closure on May 9, 2012. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. A conditional closure letter was issued by the DNR on May 14, 2012, and documentation that the conditions in that letter were met was received on November 2, 2012.

The Property is approximately 1.5 acres and a part of the VPLE Properties that encompass seven acres formerly owned by P H Glatfelter Co. (“Glatfelter”) and a strip of land encompassing approximately one acre formerly owned by Canadian National Railroad. The Glatfelter acres were utilized as a paper-making facility for more than 130 years. The Property was also utilized as a repair shop in Glatfelter’s former building #23. Investigation of land surrounding the former repair shop

revealed soil and groundwater contamination containing metals, polycyclic aromatic hydrocarbons (PAHs) and/or volatile organic compounds (VOCs) from repair shop operations.

Remediation consisted of redevelopment of the VPLE Properties, which included demolition of buildings (including Glatfelter building #23) with foundations left intact, soil excavation, beneficial reuse of lead-bearing painted concrete and masonry, beneficial reuse of ash fill and soil contamination and capping with a two-foot clay cap, concrete, asphalt or a new structure. The conditions of closure and continuing obligations required regarding residual contamination from the former repair shop were based on the Property being used for commercial purposes. Specifically, the Property has been redeveloped with an Affinity Healthcare Clinic and parking lot.

The conditions of closure and continuing obligations associated with residual contamination from historic ash fill, beneficially reused lead-bearing painted concrete and masonry, beneficially reused ash fill and soil contamination and capping across the VPLE Properties, including portions of this Property (former repair shop), are addressed under the final closure letter for the P H GLATFELTER (FRMR) – ASH FILL (SITEWIDE) case, WDNR BRRTS #02-71-550735, also dated November 30, 2012.

Continuing Obligations

The continuing obligations for the Property regarding residual contamination from the former repair shop are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- The final caps consisting of two feet of clay, asphalt parking lot or a structure, will need to be maintained over contaminated soil and the DNR must approve any changes to these barriers.

The following DNR fact sheet, “Continuing Obligations for Environmental Protection”, RR-819, was included with this letter, to help explain a property owner’s responsibility for continuing obligations on their property. If the fact sheet is lost, you may obtain a copy at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be listed on the Remediation and Redevelopment Program’s internet accessible Geographic Information System (GIS) Registry, to provide notice of residual contamination and of any continuing obligations. DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09(4) (w), Wis. Adm. Code. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program’s regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf> or at the web address listed below for the GIS Registry.

All site information is also on file at the NER Oshkosh DNR office, at 625 East County Road Y, Suite 700, Oshkosh, Wisconsin. This letter and information that was submitted with your closure request application, including the maintenance plan, will be included on the GIS Registry in a PDF attachment. To review the site on the GIS Registry web page, visit the RR Sites Map page at <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the Property where final caps consisting of two feet of clay, asphalt parking lot or a structure is required, as shown on the **attached map, CAP IDENTIFICATION MAP, FIGURE 1, 10-1-12**, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier;
- replacement with another barrier;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current Property owner and any subsequent owners of the Property must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the DNR 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.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this contaminated Property, as shown on the **attached map: FIGURE 14, ESTIMATED EXTENT OF SOIL AND GROUNDWATER CONTAMINATION ASSOCIATED WITH REPAIR SHOP RELEASE, 10/26/11**. Specifically, 1,2-dichloroethane (1,2-DCA) was above the enforcement standard (ES) at former monitoring well, MW-6, and benzene was above the ES at former MW-15. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains at former B10 (Cadmium), and B58 (PAHs) as indicated on the **attached map, FIGURE 14, ESTIMATED EXTENT OF SOIL AND GROUNDWATER CONTAMINATION ASSOCIATED WITH REPAIR SHOP RELEASE, 10/26/11**. If soil in the specific locations described above is excavated in the future, the Property owner at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the Property owner at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards 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 to prevent a direct contact health threat to humans

Monitoring Wells

For clarification, monitoring wells, MW-6 and MW-15, were abandoned under the P H GLATFELTER (FORMER) – REPAIR SHOP case. Monitoring wells, MW-5, MW-9, MW-10 and MW-16, were abandoned under the P H GLATFELTER (FORMER) – ASH FILL (SITEWIDE) case, WDNR BRRTS #02-71-550735. Monitoring wells, MW-1, MW-1R, MW-2, MW-4, MW-8 and MW-14 were previously abandoned. Monitoring wells, MW-3, MW-11, MW-12 and MW-13, are maintained under the P H GLATFELTER (FORMER) – CHLORINATED case, WDNR BRRTS #02-71-550733. Monitoring well, MW-7, is maintained under the KIMBERLY CLARK CORP (FORMER) – 1,1,1-TCA case, WDNR BRRTS #02-71-553251. These wells are identified on the **attached map: FIGURE 3, BOREHOLE, GROUNDWATER AND VAPOR WELL LOCATIONS, 05/13/11.**

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats.)

The final caps consisting of two feet of clay, concrete, asphalt parking lot or a structure, that exist throughout the Property as shown on the **attached map, FIGURE 1, CAP IDENTIFICATION MAP, 10-1-12** shall be maintained in compliance with the **attached Cap Maintenance Plan, November 2012** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination and waste that might otherwise pose a threat to human health.

A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. Before using the property for such purposes, you must notify the DNR to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation.

The **attached maintenance plan and inspection log** are to be kept up-to-date and on-site. Submit the inspection log to the DNR only upon request.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats.)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Depending on site-specific conditions, construction over contaminated materials may result in vapor intrusion of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment on your property. Measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Future Redevelopment

Any future redevelopment of this Property must take into account consideration of the presence of

waste materials and will require the issuance of an exemption from the DNR to build on an abandoned landfill prior to the start of any construction. It should be noted that a *Conditional Case-by-Case Grant of Exemption for the Development of a Property Where Solid Waste has been Disposed, 201, 207, 225 W. Wisconsin St. and adj. to 225 W. Wisconsin St. (former Canadian National RR – Parcel B), Neenah, WI* was issued for the VPLE Properties, including this Property (repair shop area) on December 18, 2008 under WDNR BRRTS #s 07-71-550924 and 07-71-552208 for the site-wide installation of infrastructure. This exemption is commonly referred to as the “Base Historic Fill Exemption” and should be referenced prior to submitting an application for a supplemental exemption. Please refer to the following Building on Abandoned Landfill Guidances for further information. They can be found on the internet at:

<http://dnr.wi.gov/files/PDF/pubs/rr/RR683.pdf>

<http://dnr.wi.gov/files/PDF/pubs/rr/RR684.pdf>

<http://dnr.wi.gov/files/PDF/pubs/rr/RR685.pdf>

Additional information can be found on the main *Development on Historic Fill Sites or Licensed Landfills* website at: <http://dnr.wi.gov/topic/Landfills/development.html>.

Dewatering Permits

The DNR’s Watershed Management Program regulates point source discharges of contaminated water, including discharges to surface waters, storm sewers, pits or to the ground surface. This includes discharges from construction related dewatering activities, including utility and building construction.

Based on the concentrations of contaminants remaining in groundwater at this location, it appears likely that dewatering activities would require a permit from the Watershed Management Program. If you or any other person plan to conduct such activities, you or that person must contact that program, and if necessary, apply for the necessary discharge permit. Additional information regarding discharge permits is available at <http://dnr.wi.gov/permits/water/>.

Chapter NR 140, Wis. Adm. Code Exemption

Recent groundwater monitoring data at this site indicates that for tetrachloroethylene (“PCE”) at MW-15 contaminant levels exceed the NR 140 preventive action limit (PAL) but are below the enforcement standard (ES). The DNR may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28 (2) (b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application. [Note: at this site the point of standards application is all points where groundwater is monitored.]
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the DNR believes that these criteria have been or will be met. Any source for PCE is no longer present and the area has been capped. Therefore, pursuant to s. NR 140.28, Wis. Adm. Code, an exemption to the PAL is granted for PCE at MW-15. Please keep this letter, because it serves as your exemption.

Please send written notifications in accordance with all above requirements to the Oshkosh DNR Service Center to the attention of Jennifer Borski at 625 East County Road Y, Suite 700, Oshkosh, Wisconsin 54901-9731.

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.

The DNR 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,



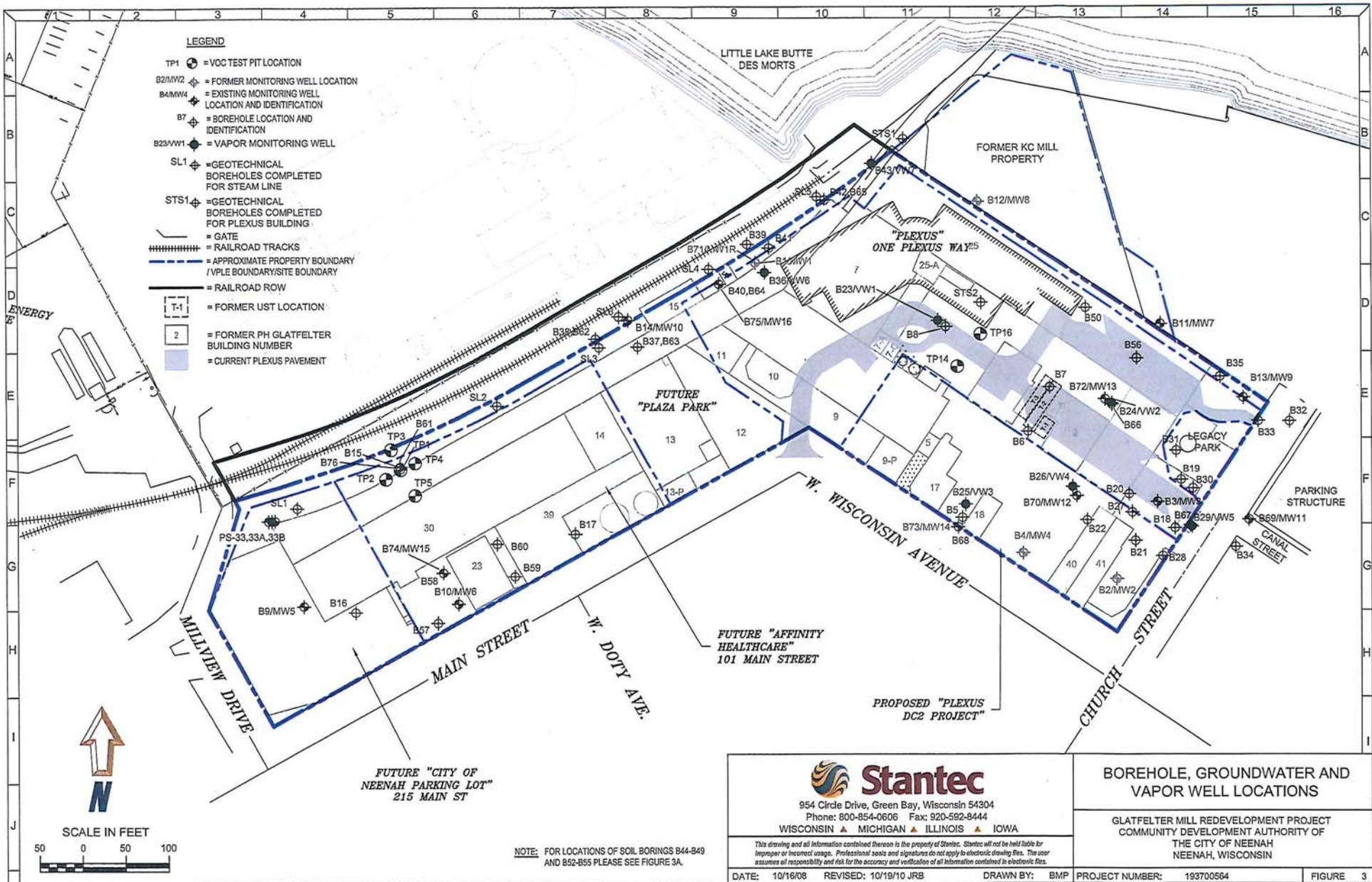
Roxanne N. Chronert, Team Supervisor
Northeast Region Remediation & Redevelopment Program

Attachments:

- *FIGURE 3, BOREHOLE, GROUNDWATER AND VAPOR WELL LOCATIONS, 05/13/11*
- Cap Maintenance Plan, November 2012 (includes the following referenced figure):
 - o *FIGURE 2B, SITE LAYOUT POST DEVELOPMENT JANUARY 2012, rev. 10/21/11*
 - o *FIGURE 14, ESTIMATED EXTENT OF SOIL AND GROUNDWATER CONTAMINATION ASSOCIATED WITH REPAIR SHOP RELEASE, 10/26/11*
 - o *FIGURE 1, CAP IDENTIFICATION MAP, 10-1-12.*
- RR 819

cc: Jennifer Borski, DNR

ecc: Lynelle Caine, Stantec



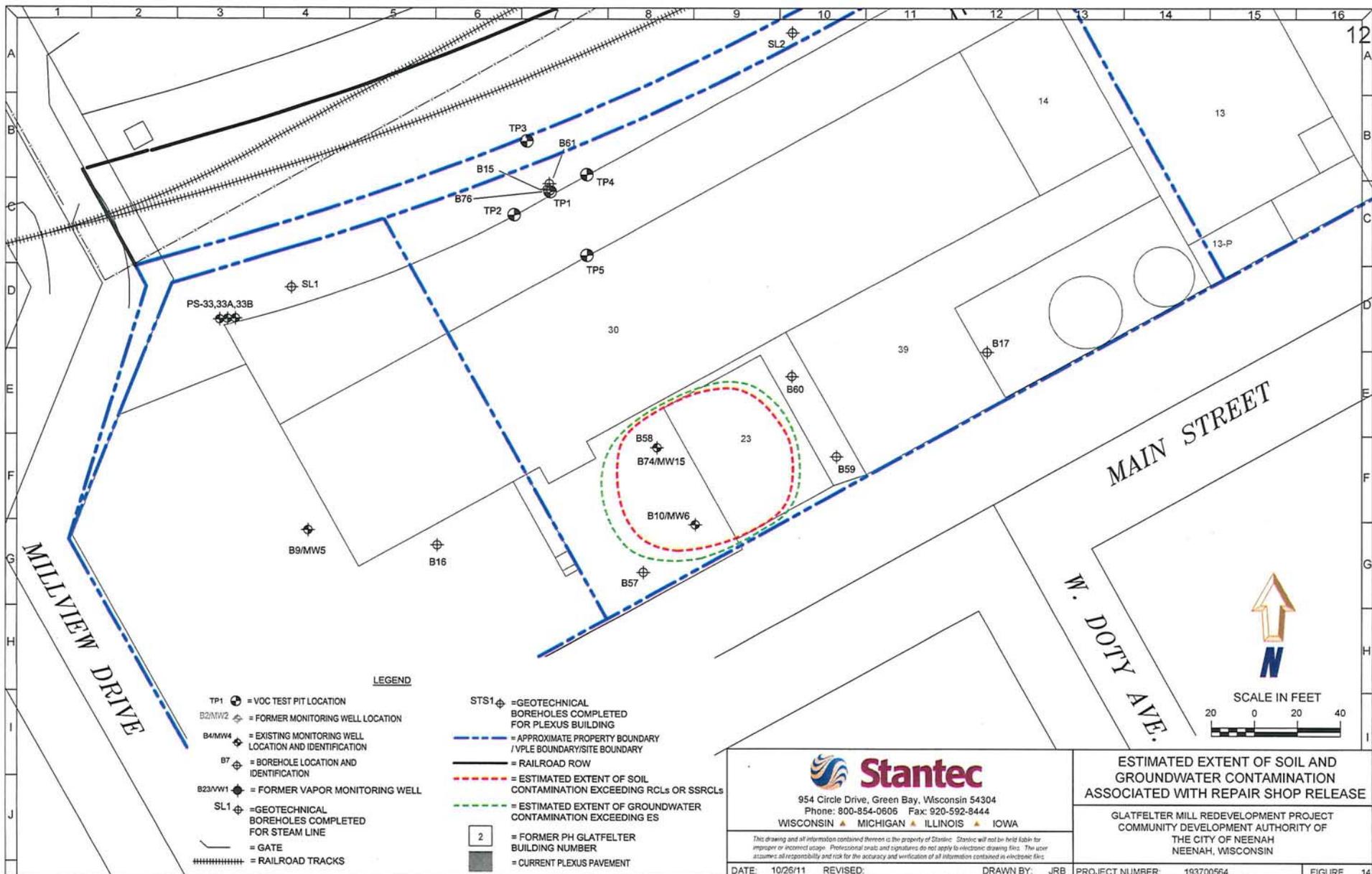
Stantec
 954 Circle Drive, Green Bay, Wisconsin 54304
 Phone: 800-854-0606 Fax: 920-592-8444
 WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

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DATE: 10/16/08 REVISED: 10/19/10 JRB DRAWN BY: BMP PROJECT NUMBER: 193700564 FIGURE 3

BOREHOLE, GROUNDWATER AND VAPOR WELL LOCATIONS

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN



- LEGEND**
- TP1 ⊕ = VOC TEST PIT LOCATION
 - B2/MW2 ⊕ = FORMER MONITORING WELL LOCATION AND IDENTIFICATION
 - B4/MW4 ⊕ = EXISTING MONITORING WELL LOCATION AND IDENTIFICATION
 - B7 ⊕ = BOREHOLE LOCATION AND IDENTIFICATION
 - B23/VW1 ⊕ = FORMER VAPOR MONITORING WELL
 - SL1 ⊕ = GEOTECHNICAL BOREHOLES COMPLETED FOR STEAM LINE
 - ⊕ = GATE
 - ||||| = RAILROAD TRACKS

- STS1 ⊕ = GEOTECHNICAL BOREHOLES COMPLETED FOR PLEXUS BUILDING
- = APPROXIMATE PROPERTY BOUNDARY / VPLE BOUNDARY/SITE BOUNDARY
- = RAILROAD ROW
- - - = ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING RCLs OR SSRCLs
- - - = ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ES
- 2 = FORMER PH GLATFELTER BUILDING NUMBER
- = CURRENT PLEXUS PAVEMENT

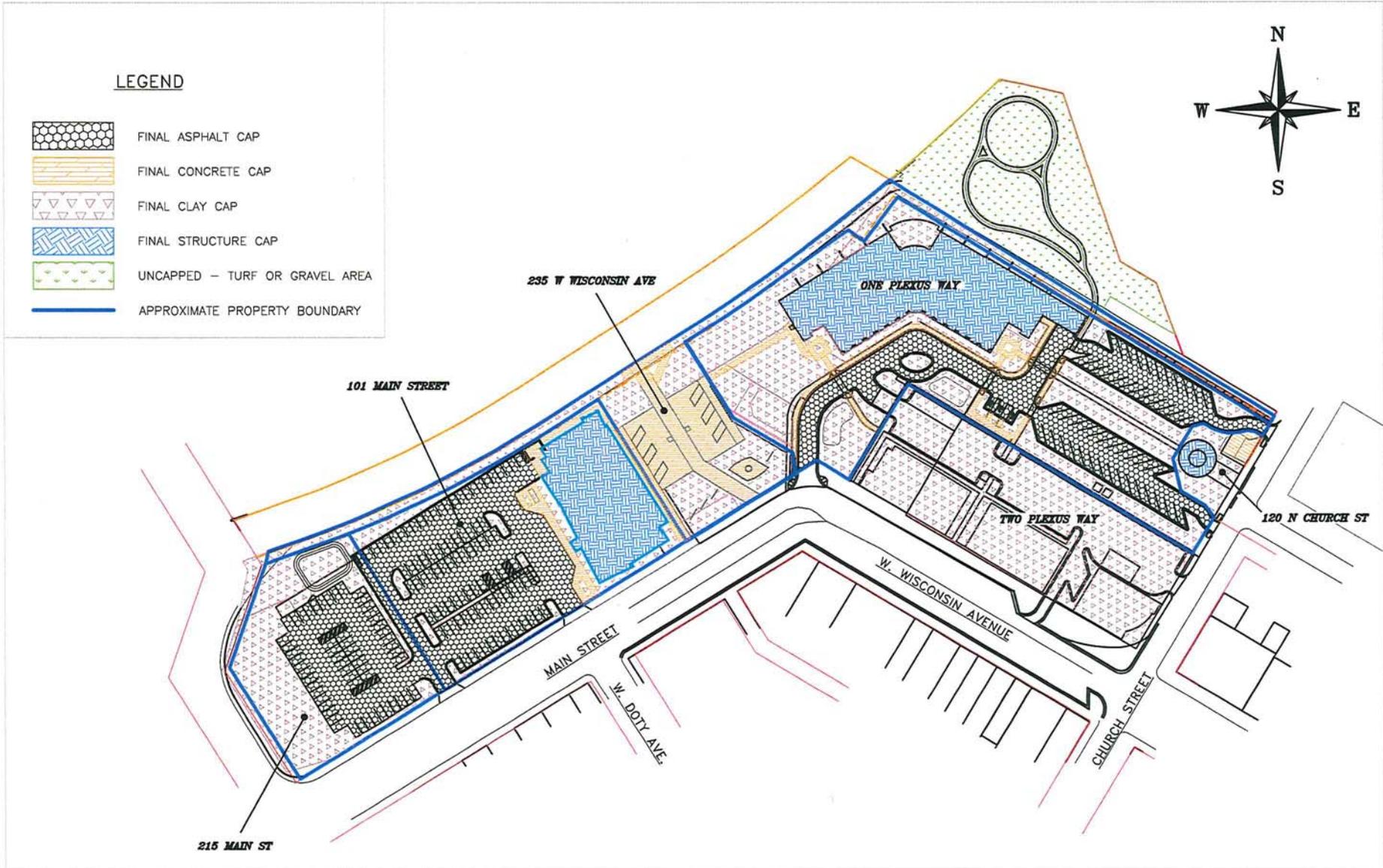


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ESTIMATED EXTENT OF SOIL AND GROUNDWATER CONTAMINATION ASSOCIATED WITH REPAIR SHOP RELEASE

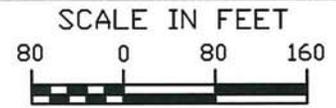
GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN



CAP IDENTIFICATION MAP - FINAL

P.H. GLATFELTER MILL- SITE REDEVELOPMENT (CDA-NEENAH)
 NEENAH, WISCONSIN

FIGURE 1



DATE: 10-1-12

COMM: 193700564



Cap Maintenance Plan

November 2012

Site Names and Addresses:

P.H. Glatfelter Paper Mill (former) – Ash Fill (Sitewide) - formerly 201, 207, 225 West Wisconsin Avenue which includes the former Canadian National (CN) Parcel B, Neenah, Wisconsin. The Site has been assigned new addresses and is currently known as One Plexus Way, Two Plexus Way, 101 North Main Street, 215 North Main Street, 235 West Wisconsin Avenue, and 120 North Church Street, Neenah, WI.

And

P.H. Glatfelter Paper Mill (former) – Repair Shop, 101 North Main Street or Lot 2 of CSM #6560 (formerly part of 225 West Wisconsin Avenue), Neenah, WI

WDNR BRRTS Activity No.:

- BRRTS #02-71-550735 (Ash Fill- Site Wide)
- BRRTS #02-71-550734 (Repair Shop)
- VPLE #06-71-551109

Introduction

This document is the Maintenance Plan for the final cap at the former P.H. Glatfelter Paper Mill at the above referenced addresses in accordance with the requirements of s. NR724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap occupying the area over contaminated soil, groundwater plume, ash fill, and lead-bearing painted concrete and masonry on-site.

More site-specific information about this property may be found in any of the following:

- The case file in Wisconsin Department of Natural Resources (WDNR) northeast regional office;

- BRRTS on the Web (WDNR's internet based data base of contaminated sites): <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>
- GIS Registry PDF file for further information on the nature and extent of contamination: <http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>; and
- The DNR project manager for the City of Neenah, Winnebago County.

Description of Contamination

The final cap in the vicinity of the former repair shop is required to be maintained over the residual semi-volatile organic compounds (SVOCs) and cadmium in soil and volatile organic compounds (VOCs) in the groundwater. A site-wide final cap is required to be maintained over remaining ash fill; residual VOCs, metals, polychlorinated biphenyls (PCBs), and/or SVOCs in the soil and/or groundwater; beneficially reused ash fill; and beneficially reused lead-bearing painted concrete and masonry posing a potential direct contact concern. Site maps depicting the areas of remaining contamination and types of contaminants are included in Exhibit A.

Description of Cap to be Maintained

The final cap consists of a minimum of two feet of clay or an impermeable surface such as asphalt, concrete, or building foundations. The cap exists across the entire former P.H. Glatfelter Mill property as shown on the attached figure in Exhibit B. The final cap serves as a barrier to prevent direct human contact with the soil contamination, ash fill, and lead-bearing painted concrete and masonry that might otherwise pose a threat to human health. The final cap also acts as a partial barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in ch.NR140 Wisconsin Administrative Code. Based on the current and future use of the property, the barrier should function as intended unless disturbed. The final cap was fully in place by the end of October 2012. Photos of the final cap are also included in Exhibit B.

Annual Inspection

The final cap overlying the contaminated soil and groundwater plume and as depicted in Exhibit B will be inspected once a year, normally in the spring after all snow and ice is gone; for deterioration, erosion, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner(s) or their designated representative(s). The 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 and where infiltration from the surface will not be effectively minimized will be documented. A log of the inspections and any repairs will be maintained by the property owner(s) and is included as Exhibit C, Cap Inspection Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address(es) of the property owner(s) and available for submittal or inspection by Wisconsin Department of Natural Resources ("WDNR") representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling 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 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 final cap overlying the contaminated soil and groundwater plumes 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 WDNR or its successor.

The property owner, in order to maintain the integrity of the final cap, 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.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover or Cap

The following activities are prohibited on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier 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. Prior to performing any of the activities a Site Specific Exemption to Construct on a Historic Fill Site would have to be approved by the WDNR.

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 (October 2012)

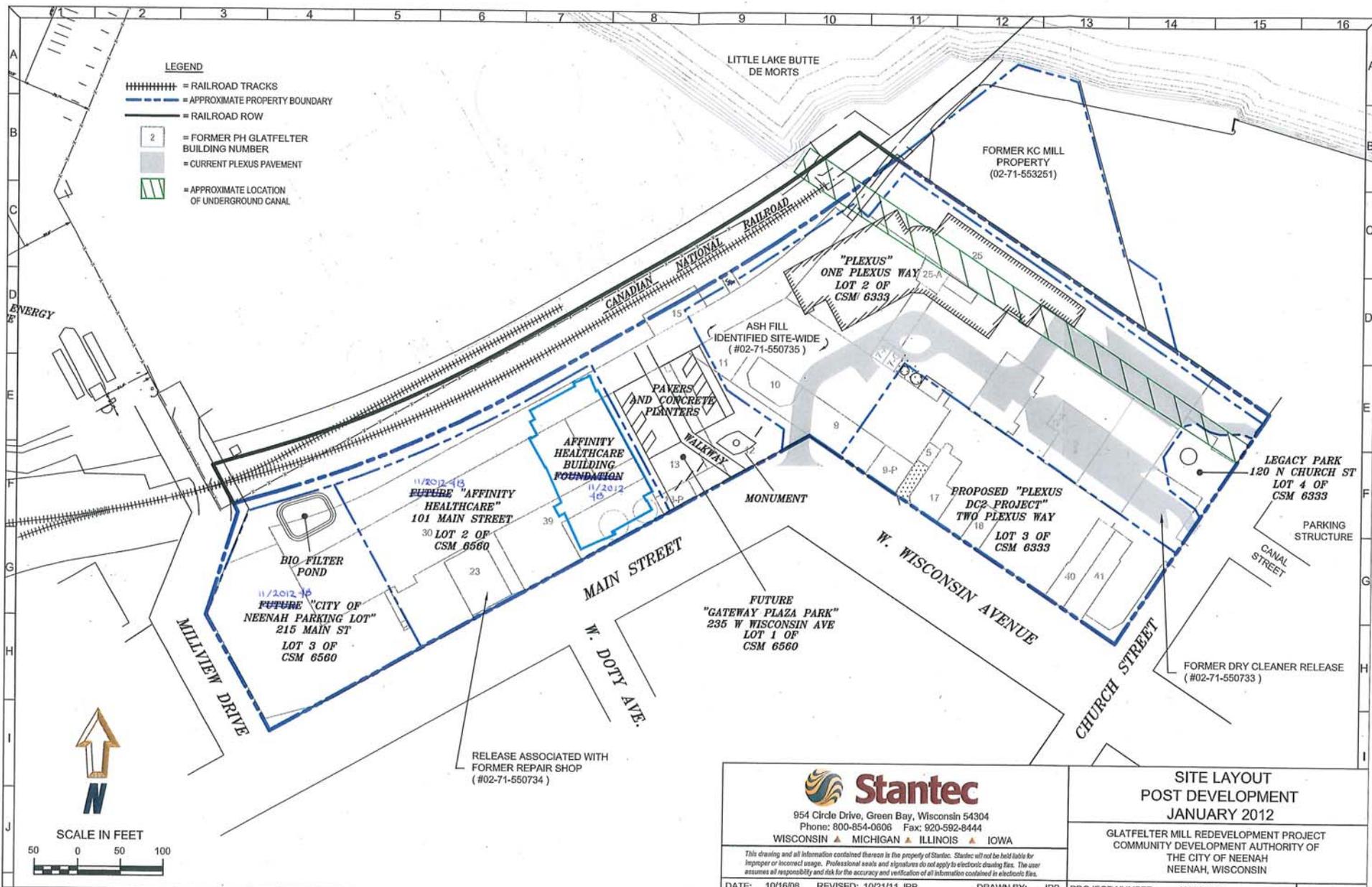
Site Owner and Operator: Chris Haese, Executive Director
Neenah Community Development Authority
211 Walnut Street
Neenah, Wisconsin 54956
920-886-6127

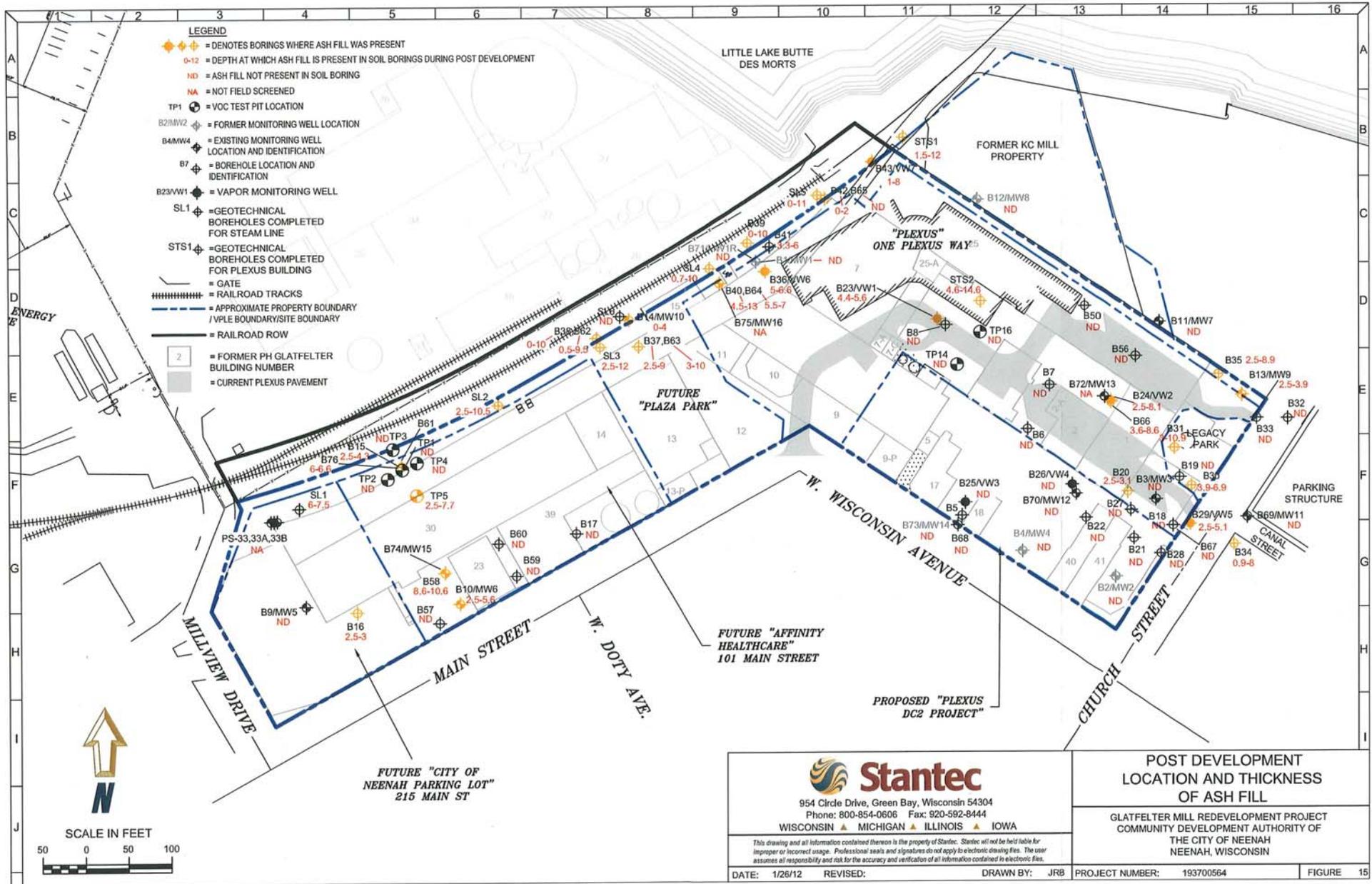
Consultant: Stantec
Lynelle Caine, Project Manager
210 South Highway 141
Crivitz, Wisconsin 54114
715-854-3360

WDNR: Jennifer Borski
WDNR
625 East County Road Y, Suite 700
Oshkosh, WI 54901
920-424-788

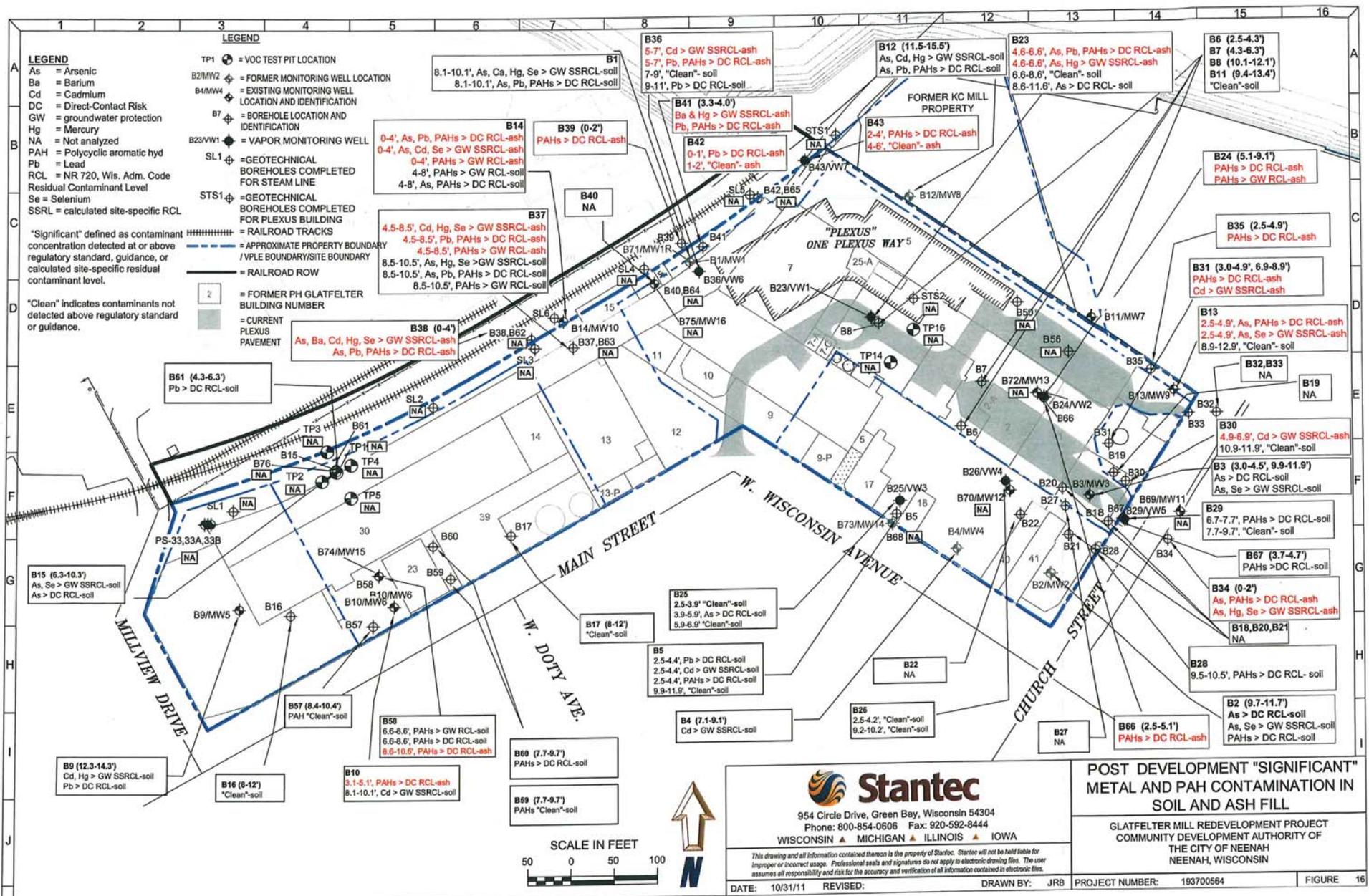
Exhibit A

Remaining Contamination





<p>Stantec 954 Circle Drive, Green Bay, Wisconsin 54304 Phone: 800-854-0606 Fax: 920-592-8444 WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA</p> <p><small>This drawing and all information contained therein is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.</small></p>	<p>POST DEVELOPMENT LOCATION AND THICKNESS OF ASH FILL</p> <p>GLATFELTER MILL REDEVELOPMENT PROJECT COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF NEENAH NEENAH, WISCONSIN</p>	
	<p>DATE: 1/26/12 REVISED: DRAWN BY: JRB PROJECT NUMBER: 193700564 FIGURE 15</p>	



LEGEND
 As = Arsenic
 Ba = Barium
 Cd = Cadmium
 DC = Direct-Contact Risk
 GW = groundwater protection
 Hg = Mercury
 NA = Not analyzed
 PAH = Polycyclic aromatic hydrocarbon
 Pb = Lead
 RCL = NR 720, Wis. Adm. Code Residual Contaminant Level
 Se = Selenium
 SSRCL = calculated site-specific RCL

LEGEND
 TP1 ⊕ = VOC TEST PIT LOCATION
 B2/MW2 ⊕ = FORMER MONITORING WELL LOCATION
 B4/MW4 ⊕ = EXISTING MONITORING WELL LOCATION AND IDENTIFICATION
 B7 ⊕ = BOREHOLE LOCATION AND IDENTIFICATION
 B23/VW1 ⊕ = VAPOR MONITORING WELL
 SL1 ⊕ = GEOTECHNICAL BOREHOLES COMPLETED FOR STEAM LINE
 STS1 ⊕ = GEOTECHNICAL BOREHOLES COMPLETED FOR PLEXUS BUILDING
 ===== = RAILROAD TRACKS
 - - - - - = APPROXIMATE PROPERTY BOUNDARY /VPLE BOUNDARY/SITE BOUNDARY
 ———— = RAILROAD ROW
 2 = FORMER PH GLATFELTER BUILDING NUMBER
 ■ = CURRENT PLEXUS PAVEMENT

"Significant" defined as contaminant concentration detected at or above regulatory standard, guidance, or calculated site-specific residual contaminant level.
 "Clean" indicates contaminants not detected above regulatory standard or guidance.

B1 8.1-10.1', As, Ca, Hg, Se > GW SSRCL-soil
 8.1-10.1', As, Pb, PAHs > DC RCL-soil

B14 0-4', As, Pb, PAHs > DC RCL-ash
 0-4', As, Cd, Se > GW SSRCL-ash
 0-4', PAHs > GW RCL-ash
 4-8', PAHs > GW RCL-soil
 4-8', As, PAHs > DC RCL-soil

B37 4.5-8.5', Cd, Hg, Se > GW SSRCL-ash
 4.5-8.5', Pb, PAHs > DC RCL-ash
 4.5-8.5', PAHs > GW RCL-ash
 8.5-10.5', As, Hg, Se > GW SSRCL-soil
 8.5-10.5', As, Pb, PAHs > DC RCL-soil
 8.5-10.5', PAHs > GW RCL-soil

B38 (0-4')
 As, Ba, Cd, Hg, Se > GW SSRCL-ash
 As, Pb, PAHs > DC RCL-ash

B61 (4.3-6.3')
 Pb > DC RCL-soil

B15 (6.3-10.3')
 As, Se > GW SSRCL-soil
 As > DC RCL-soil

B16 (8-12')
 "Clean"-soil

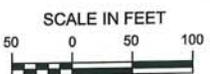
B57 (8.4-10.4')
 PAH "Clean"-soil

B58 6.6-8.6', PAHs > GW RCL-soil
 6.6-8.6', PAHs > DC RCL-soil
 8.6-10.6', PAHs > DC RCL-ash

B10 3.1-5.1', PAHs > DC RCL-ash
 8.1-10.1', Cd > GW SSRCL-soil

B60 (7.7-9.7')
 PAHs > DC RCL-soil

B59 (7.7-9.7')
 PAHs "Clean"-soil



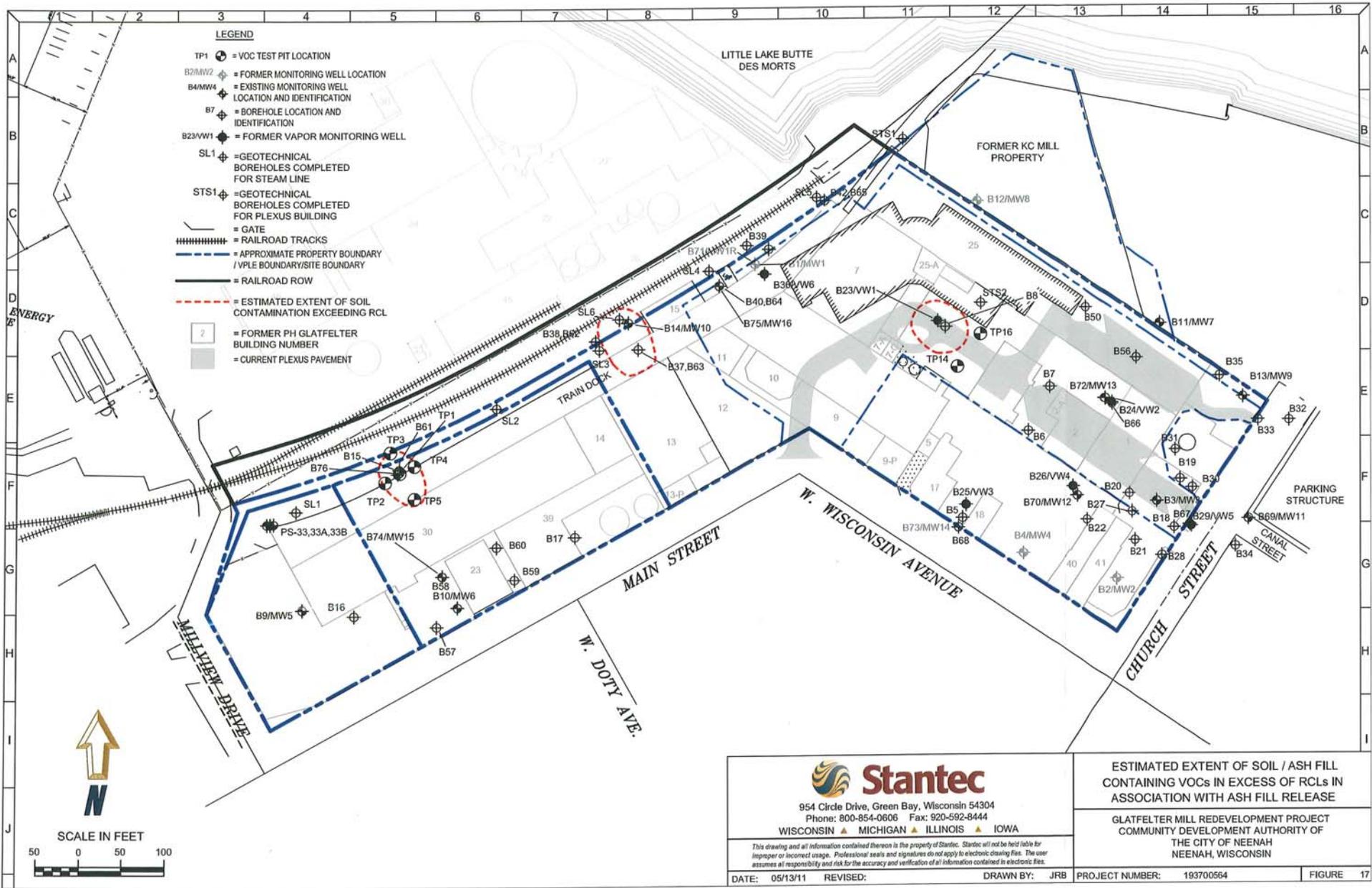
Stantec
 954 Circle Drive, Green Bay, Wisconsin 54304
 Phone: 800-854-0808 Fax: 920-592-8444
 WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

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DATE: 10/31/11 REVISED: DRAWN BY: JRB PROJECT NUMBER: 193700564 FIGURE 16

POST DEVELOPMENT "SIGNIFICANT" METAL AND PAH CONTAMINATION IN SOIL AND ASH FILL

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
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 NEENAH, WISCONSIN



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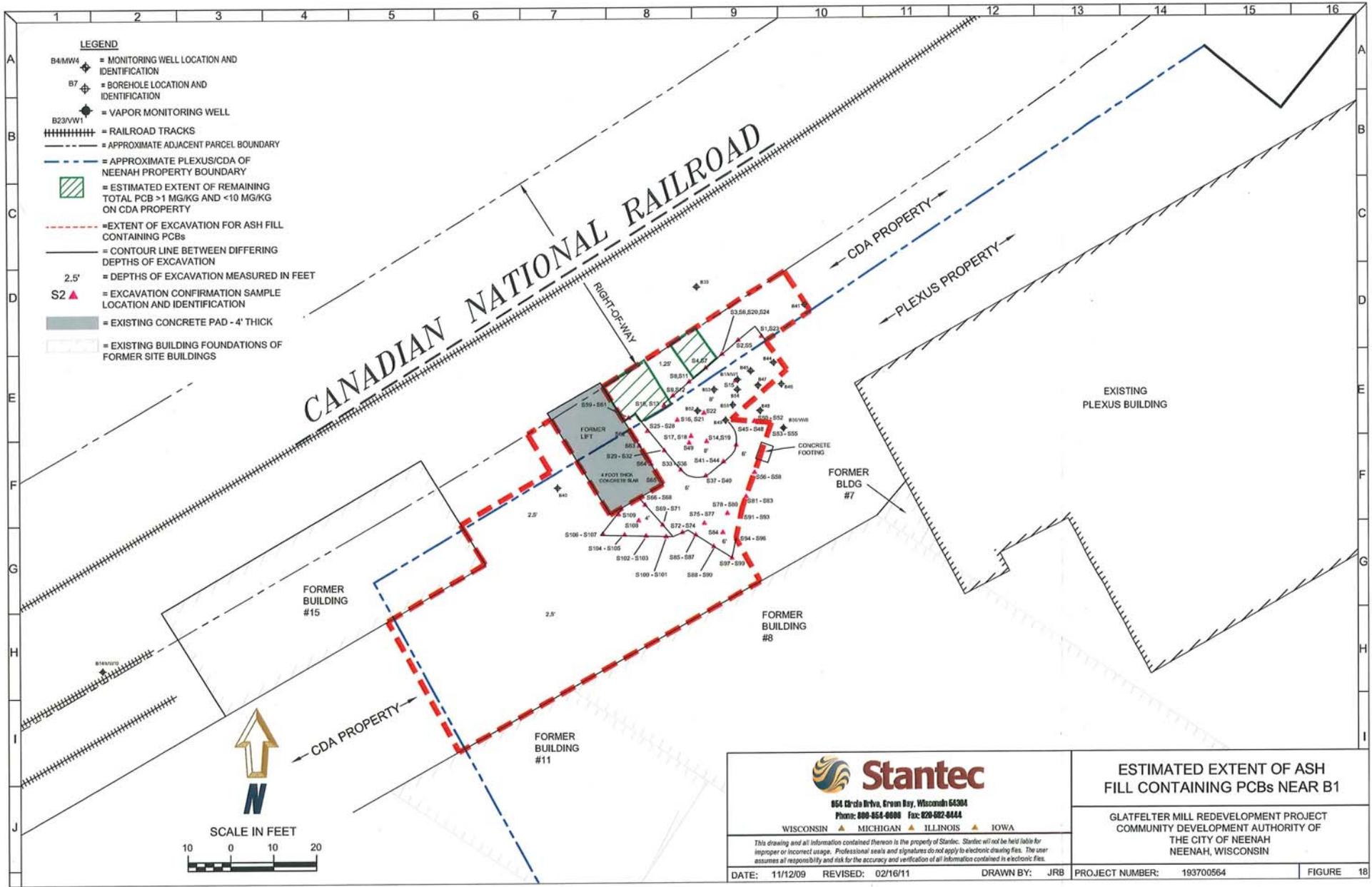
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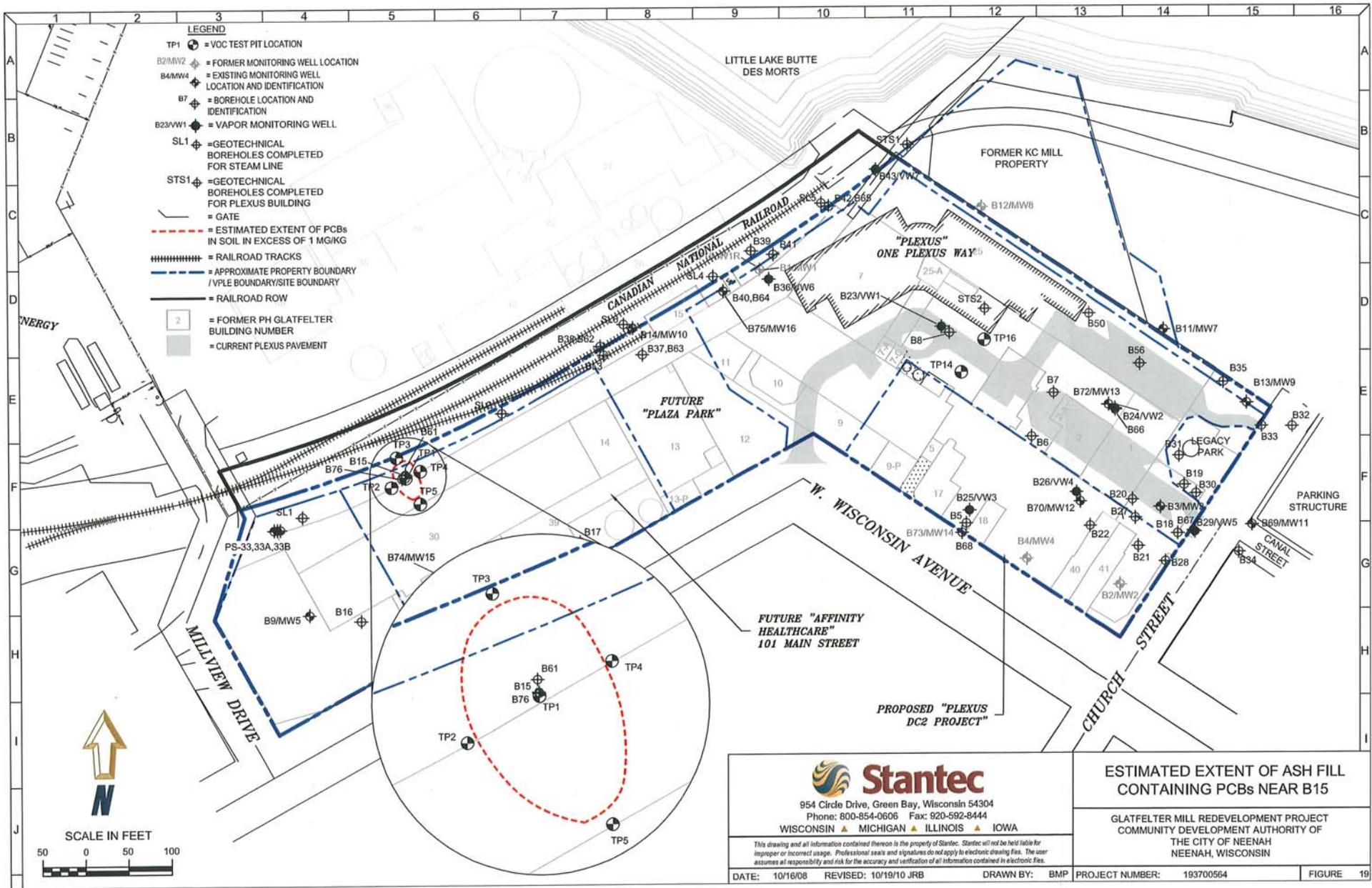
DATE: 05/13/11 REVISED: DRAWN BY: JRJ PROJECT NUMBER: 193700564

ESTIMATED EXTENT OF SOIL / ASH FILL CONTAINING VOCs IN EXCESS OF RCLs IN ASSOCIATION WITH ASH FILL RELEASE

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN

FIGURE 17



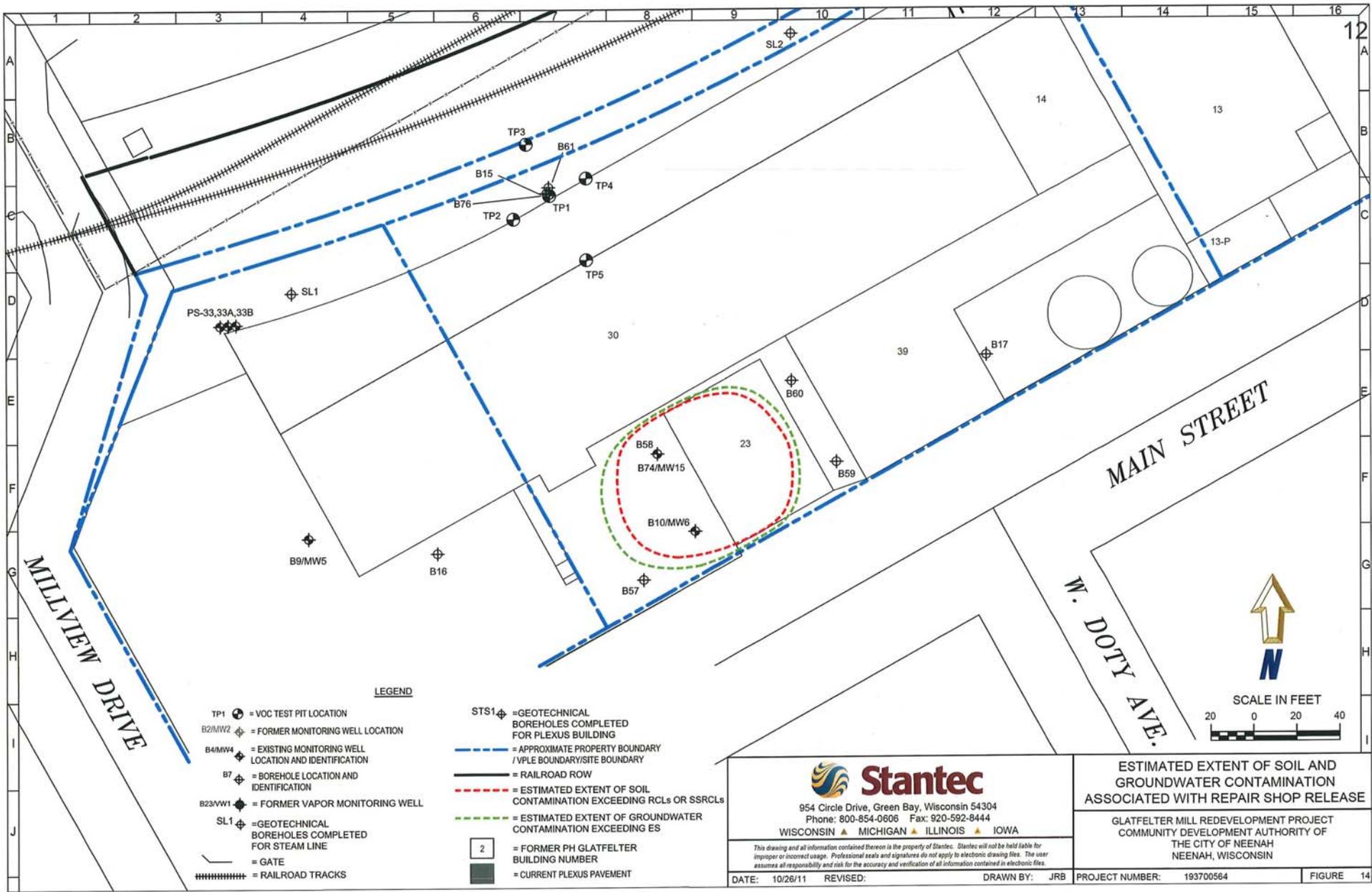


954 Circle Drive, Green Bay, Wisconsin 54304
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ESTIMATED EXTENT OF ASH FILL CONTAINING PCBs NEAR B15

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN



LEGEND

- TP1 ⊕ = VOC TEST PIT LOCATION
- B2/MW2 ⊕ = FORMER MONITORING WELL LOCATION
- B4/MW4 ⊕ = EXISTING MONITORING WELL LOCATION AND IDENTIFICATION
- B7 ⊕ = BOREHOLE LOCATION AND IDENTIFICATION
- B23/VW1 ⊕ = FORMER VAPOR MONITORING WELL
- SL1 ⊕ = GEOTECHNICAL BOREHOLES COMPLETED FOR STEAM LINE
- = GATE
- ||||||| = RAILROAD TRACKS
- STS1 ⊕ = GEOTECHNICAL BOREHOLES COMPLETED FOR PLEXUS BUILDING
- (dashed blue) = APPROXIMATE PROPERTY BOUNDARY / VPLE BOUNDARY/SITE BOUNDARY
- (solid black) = RAILROAD ROW
- - - (red) = ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING RCLs OR SSRCLs
- - - (green) = ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ES
- 2 = FORMER PH GLATFELTER BUILDING NUMBER
- (black) = CURRENT PLEXUS PAVEMENT



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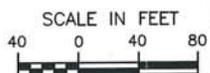
ESTIMATED EXTENT OF SOIL AND GROUNDWATER CONTAMINATION ASSOCIATED WITH REPAIR SHOP RELEASE

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN



LEGEND

- 2 = FORMER PH GLATFELTER BUILDING NUMBER
- = CURRENT PLEXUS PAVEMENT
- = BURIED ASH FILL
- = APPROXIMATE PROPERTY BOUNDARIES
- = CONCRETE PAD DEPTH 8'-12'
- = RAILROAD TRACKS
- = CONCRETE PAD DEPTH 15'-20'
- = FOUNDATION WALL APPROX. DEPTH 1'



954 Circle Drive, Green Bay, Wisconsin 54304
 Phone: 800-854-0606 Fax: 920-592-8444
 WISCONSIN MICHIGAN ILLINOIS IOWA

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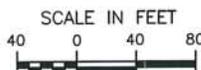
**DISPOSAL LOCATION OF
CONTAMINATED ASH
FILL FOR REUSE**

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN



LEGEND

- 2 = FORMER PH GLATFELTER BUILDING NUMBER
- = CURRENT PLEXUS PAVEMENT
- = CONCRETE PAD DEPTH 8'-12'
- = CONCRETE PAD DEPTH 15'-20'
- = BURIED LEAD PAINT CONCRETE
- = APPROXIMATE PROPERTY BOUNDARIES
- = RAILROAD TRACKS
- = FOUNDATION WALL APPROX. DEPTH 1'



954 Circle Drive, Green Bay, Wisconsin 54304
 Phone: 800-854-0606 Fax: 920-592-8444
 WISCONSIN MICHIGAN ILLINOIS IOWA

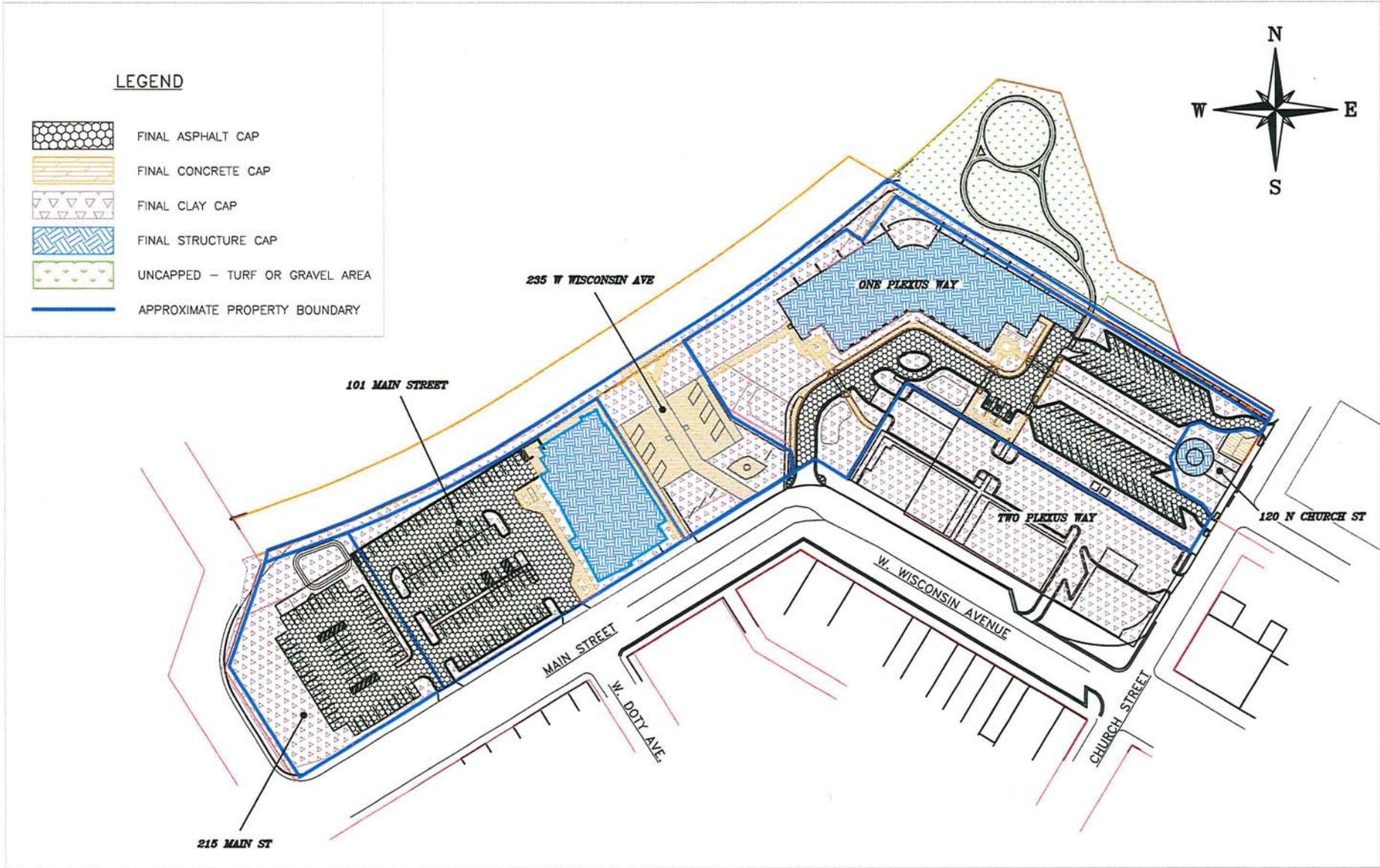
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**DISPOSAL LOCATION OF
CONTAMINATED LEAD
PAINT FOR REUSE**

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN

Exhibit B

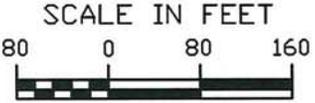
Cap Location



CAP IDENTIFICATION MAP - FINAL

P.H. GLATFELTER MILL- SITE REDEVELOPMENT (CDA-NEENAH)
 NEENAH, WISCONSIN

FIGURE 1



DATE: 10-1-12

COMM: 193700564





**215 Main Street
City of Neenah Parking Lot**



**101 Main Street
Affinity Healthcare**



**101 Main Street
Affinity Healthcare**



**101 Main Street
Affinity Healthcare**



**235 W Wisc. Ave
Gateway Plaza Park**



**235 W Wisc. Ave
Gateway Plaza Park**



**235 W Wisc. Ave
Gateway Plaza Park**



**One Plexus Way
Plexus Corp.**



**One Plexus Way
Plexus Corp.**



**One Plexus Way
Plexus Corp.**



**120 N Church Street
Legacy Park**



**Two Plexus Way
Plexus DC2 Project**

Exhibit C

Cap Inspection Log

BARRIER INSPECTION and MAINTENANCE LOG

Former P.H. Glatfelter Paper Mill (Ash Fill) - BRRTS# 02-71-550735

Former P.H. Glatfelter Paper Mill (Repair Shop) - BRRTS# 02-71-550734

Area of Inspection (check One):	<input type="checkbox"/> - One Plexus Way <input type="checkbox"/> - Two Plexus Way <input type="checkbox"/> - 120 N. Church Street <input type="checkbox"/> - 235 W. Wis Avenue <input type="checkbox"/> - 101 N. Main Street <input type="checkbox"/> - 215 N. Main Street
Inspection Date:	
Inspector:	
Condition of Cap:	
Recommendations:	
Has recommended maintenance from previous inspection been implemented?	

Area of Inspection (check One):	<input type="checkbox"/> - One Plexus Way <input type="checkbox"/> - Two Plexus Way <input type="checkbox"/> - 120 N. Church Street <input type="checkbox"/> - 235 W. Wis Avenue <input type="checkbox"/> - 101 N. Main Street <input type="checkbox"/> - 215 N. Main Street
Inspection Date:	
Inspector:	
Condition of Cap:	
Recommendations:	
Has recommended maintenance from previous inspection been implemented?	

Area of Inspection (check One):	<input type="checkbox"/> - One Plexus Way <input type="checkbox"/> - Two Plexus Way <input type="checkbox"/> - 120 N. Church Street <input type="checkbox"/> - 235 W. Wis Avenue <input type="checkbox"/> - 101 N. Main Street <input type="checkbox"/> - 215 N. Main Street
Inspection Date:	
Inspector:	
Condition of Cap:	
Recommendations:	
Has recommended maintenance from previous inspection been implemented?	

BARRIER INSPECTION and MAINTENANCE LOG

Former P.H. Glatfelter Paper Mill (Ash Fill) - BRRTS# 02-71-550735

Former P.H. Glatfelter Paper Mill (Repair Shop) - BRRTS# 02-71-550734

Area of Inspection (check One):	<input type="checkbox"/> - One Plexus Way <input type="checkbox"/> - Two Plexus Way <input type="checkbox"/> - 120 N. Church Street <input type="checkbox"/> - 235 W. Wis Avenue <input type="checkbox"/> - 101 N. Main Street <input type="checkbox"/> - 215 N. Main Street
Inspection Date:	
Inspector:	
Condition of Cap:	
Recommendations:	
Has recommended maintenance from previous inspection been implemented?	

Area of Inspection (check One):	<input type="checkbox"/> - One Plexus Way <input type="checkbox"/> - Two Plexus Way <input type="checkbox"/> - 120 N. Church Street <input type="checkbox"/> - 235 W. Wis Avenue <input type="checkbox"/> - 101 N. Main Street <input type="checkbox"/> - 215 N. Main Street
Inspection Date:	
Inspector:	
Condition of Cap:	
Recommendations:	
Has recommended maintenance from previous inspection been implemented?	

Area of Inspection (check One):	<input type="checkbox"/> - One Plexus Way <input type="checkbox"/> - Two Plexus Way <input type="checkbox"/> - 120 N. Church Street <input type="checkbox"/> - 235 W. Wis Avenue <input type="checkbox"/> - 101 N. Main Street <input type="checkbox"/> - 215 N. Main Street
Inspection Date:	
Inspector:	
Condition of Cap:	
Recommendations:	
Has recommended maintenance from previous inspection been implemented?	



May 14, 2012

CHRIS HAESE
NEENAH COMMUNITY DEVELOPMENT AUTHORITY
211 WALNUT ST
NEENAH WI 54956

Subject: Conditional Closure Decision,
With Requirements to Achieve Final Closure
P H GLATFELTER (FORMER) – REPAIR SHOP, 101 N. Main St. or
Lot 2 of CSM #6560 (formerly part of 225 B W. Wisconsin Ave.), Neenah, WI
WDNR BRRS Activity # 02-71-550734

Dear Mr. Haese:

On May 9, 2012, the Department of Natural Resources (the "Department") Northeast Region Closure Committee (the "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 various metals, polynuclear aromatic hydrocarbon (PAH) and volatile organic compound (VOC) contamination on the site from the former repair shop located at former P H Glatfelter Co. building #23 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:

MONITORING WELL ABANDONMENT

The monitoring wells, MW-6 and MW-15, at the site must be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Jennifer Borski on Form 3300-005, found at <http://dnr.wi.gov/org/water/dwg/forms/3300005.pdf> or provided by the Department.

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 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.

SUBMITTAL OF SITE-SPECIFIC CAP MAINTENANCE PLAN

A cap maintenance plan specific to the residual soil and groundwater contamination must be developed and submitted for Department review and approval. The cap maintenance plan should defer to the cap maintenance plan developed for the P H Glatfelter (former) – Ash Fill (Site Wide) case, WDNR BRRS #02-71-550735. Please reference the Department's guidance, *Guidance on Case Closure and the Requirements for Managing Continuing Obligations*, PUB-RR-606, December 2011. The guidance can be found on the internet at: <http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf>

AMEND REMAINING SOIL AND GROUNDWATER CONTAMINATION MAP

Figure 14, *Estimated Extent of Soil and Groundwater Contamination Associated with Repair Shop Release*, needs to be amended to reflect that soil contamination associated with the repair shop remains at B10 and B58 only and does not extend into the footprint of former P H Glatfelter building #30 or northeast of former P H Glatfelter building #23, excluding B60 which is attributed to the site-wide ash fill. Figure 14 also needs to be amended to reflect that groundwater contamination associated with the repair shop remains at MW-6 (1,2-dichloroethane) and MW-15 (benzene) only and does not extend into the footprint of former P H Glatfelter building #30 or northeast of former P H Glatfelter building #23. In addition, the projected western extent of 1,2-DCA and benzene in groundwater is not anticipated to extend beyond Lot 2 of CSM #6560. The arsenic in groundwater above the enforcement standard at MW-6 is attributed to the site-wide ash fill and will be addressed under WDNR BRRTS #02-71-550735.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, 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 Department's Remediation and Redevelopment GIS Registry. 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://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>.

CONTINUING OBLIGATIONS AND RESPONSIBILITIES

As part of the approval of the closure of this case, you will be responsible for maintaining the following continuing obligations. The interim two-foot clay cap and final cap consisting of two feet of clay or asphalt parking lot, will need to be maintained over the residual semi-volatile organic compounds (SVOCs) and cadmium in soil and volatile organic compounds (VOCs) in groundwater. The final cap is anticipated to be in place by October 2012. In the final closure approval, you will also be required to conduct annual inspections of the final cap. Documentation of the inspection will be required to be kept on site.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me in Oshkosh at (920) 424-7887.

Sincerely,



Jennifer Borski
Hydrogeologist
Remediation and Redevelopment Program
(920) 424-7887
Jennifer.borski@wisconsin.gov

Electronic Copy: L. Caine, Stantec

QUIT CLAIM DEED



8 0 3 2 7 6 4

Tx:4022558

1608687

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

07/12/2012 09:29 AM

JULIE PAGEL
REGISTER OF DEEDS

RECORDING FEE 30.00

3

DOCUMENT NUMBER

The Community Development Authority of the City of Neenah, a Wisconsin 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:

PARCEL 1:

Lots Two (2), Three (3) and Four (4), Certified Survey Map No.6333 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 17, 2008, in Volume 1 on Page 6333, as Document No. 1489831, being part of Lot 1, Block 1, Plat of North Neenah, Part of Lots 5-9, Block 2 of Palmer's Map of Neenah of 1874, part of Block C and part of vacated Main Street and Canal Street, in Warner's addition to Neenah, being part of the SE 1/4 of the SE 1/4 of Section 21 and part of the SW 1/4 of the SW 1/4, Section 22, T20N, R17E, City of Neenah, Winnebago County, Wisconsin.

PARCEL 2:

Lots One (1), Two (2) and Three (3), Certified Survey Map No. 6560 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on August 30, 2011 in Volume 1 on Page 6560, as Document No. 1579502, being all of Lot 1, CSM 6333, City of Neenah, Winnebago County, Wisconsin.

Recording Area

Return to:

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

Charge

Parcel Nos.: 810-0700-02-00; 810-0701-00-00;
810-0700-01-00; 810-0704-01-00;
810-0704-02-01; & 810-0704-03-01

This transaction is exempt from the Real Estate Transfer Fee pursuant to Wis. Stat. §77.25(3).

This is not homestead property.

Dated this 10th day of July, 2012

(SEAL)

Thomas F. Martin, Chairman

Attest:

(SEAL)

Chris A. Haese, Executive Director

AUTHENTICATION

Signature(s) of Thomas F. Martin, Chairman and Chris A. Haese, Executive Director authenticated this ___ day of July, 2012.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF WINNEBAGO)

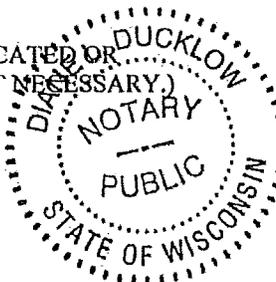
James G. Godlewski
Title: Member State Bar of Wisconsin

THIS INSTRUMENT DRAFTED BY:

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

Personally came before me this 10th day of July, 2012 the above named Thomas F. Martin, Chairman and Chris A. Haese, Executive Director who acknowledged that they were Chairman and Executive Director, respectively of the Community Development Authority of the City of Neenah, a municipal corporation, and that they, as such Chairman and Executive Director, being authorized to do so, executed the foregoing instrument on the Community Development Authority of the City of Neenah's behalf.

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



Diane L. Ducklow
Notary Public, WINNEBAGO County, Wisconsin.

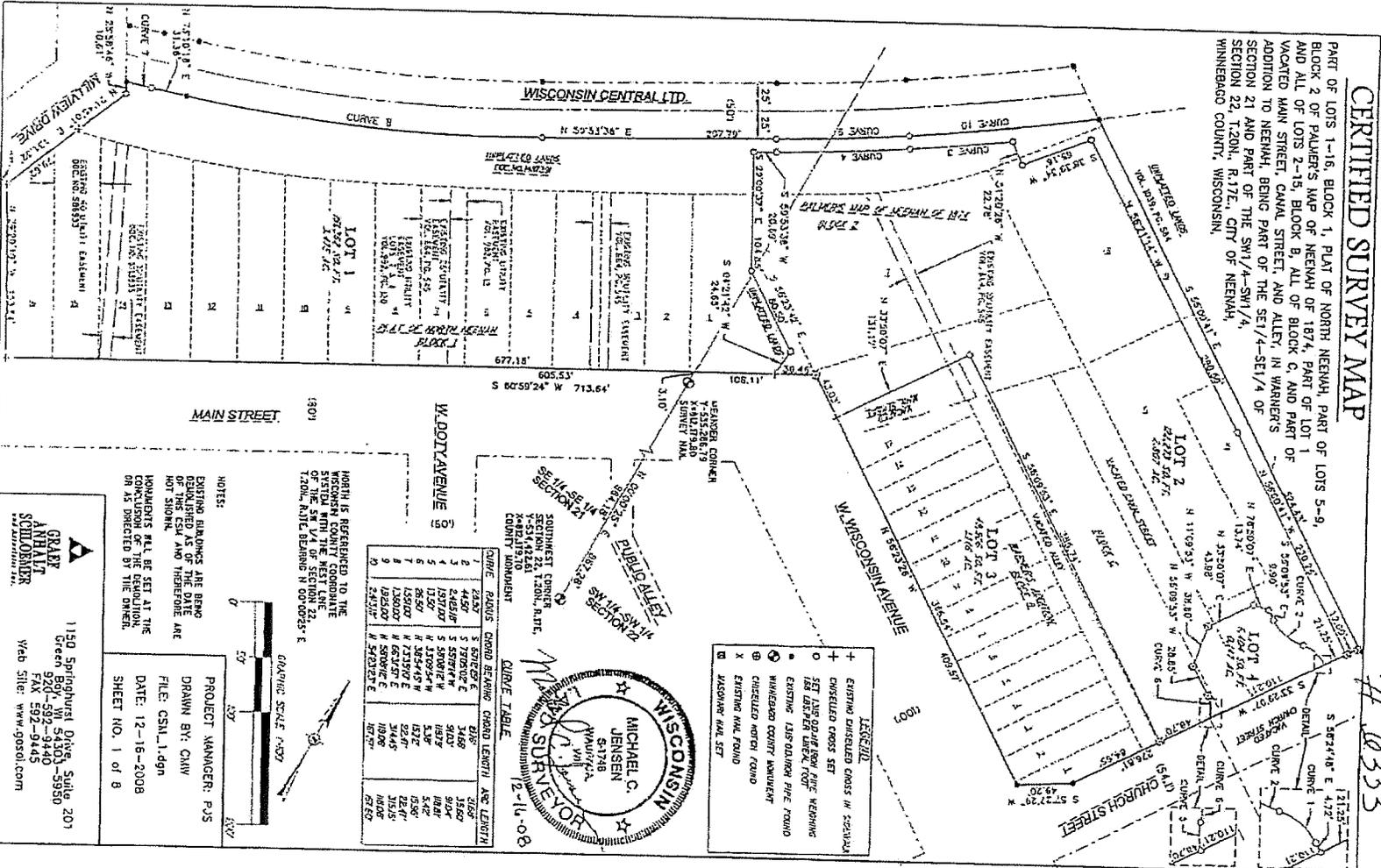
My commission is permanent.

(If not, state expiration date: June 21, 2015)

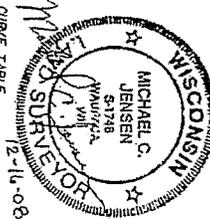
CERTIFIED SURVEY MAP

PART OF LOTS 1-16, BLOCK 1, PLAT OF NORTH NEEHAW, PART OF LOTS 5-9, BLOCK 2 OF PALMER'S MAP OF NEEHAW OF 1874, PART OF LOT 1 AND ALL OF LOTS 2-15, BLOCK B, ALL OF BLOCK C, AND PART OF VACATED MAIN STREET, CANAL STREET, AND ALLEY, IN WARNER'S ADDITION TO NEEHAW, BEING PART OF THE SE1/4-SE1/4 OF SECTION 21 AND PART OF THE SW1/4-SW1/4, SECTION 22, T20N, R17E, CITY OF NEEHAW, WINNEBAGO COUNTY, WISCONSIN.

10333



- LEGEND**
- + EXISTING CHISELED CROSS IN SQUARE
 - CHISELED CROSS SET
 - SET 1/2" OD IRON PIPE MARKING
 - EXISTING 1/2" OD IRON PIPE FOUND
 - WINNEBAGO COUNTY MARKER
 - CHISELED WOOD FOUND
 - EXISTING NAIL FOUND
 - MASONRY NAIL SET



CURVE TABLE

CURVE	BEARINGS	CURVED BEARING	CURVED LENGTH	ARC LENGTH	CHORD
1	44.50°	S 70°15'21" E	218.22	218.22	218.22
2	3.70°	S 86°59'24" W	358.24	358.24	358.24
3	2.48°	S 55°07'48" W	510.00	510.00	510.00
4	13.20°	N 13°09'44" W	53.17	53.17	53.17
5	12.50°	N 23°54'19" W	22.71	22.71	22.71
6	12.50°	N 23°54'19" W	22.71	22.71	22.71
7	12.50°	N 23°54'19" W	22.71	22.71	22.71
8	12.50°	N 23°54'19" W	22.71	22.71	22.71
9	12.50°	N 23°54'19" W	22.71	22.71	22.71
10	24.11°	N 52°01'21" E	18.00	18.00	18.00
			67.50		

NORTH IS REFERENCED TO THE NORTH MAIN COUNTY COORDINATE SYSTEM 8711.00 OF SECTION 22, T20N, R17E, BEARING N 00°00'25" E

NOTES:
EXISTING MARKERS ARE BEING DELETED AS OF THE DATE OF THIS CSU AND THEREFORE ARE NOT SHOWN.
MARKERS WILL BE SET AT THE CONCLUSION OF THE RESOLUTION, ON AS DIRECTED BY THE DRENH.

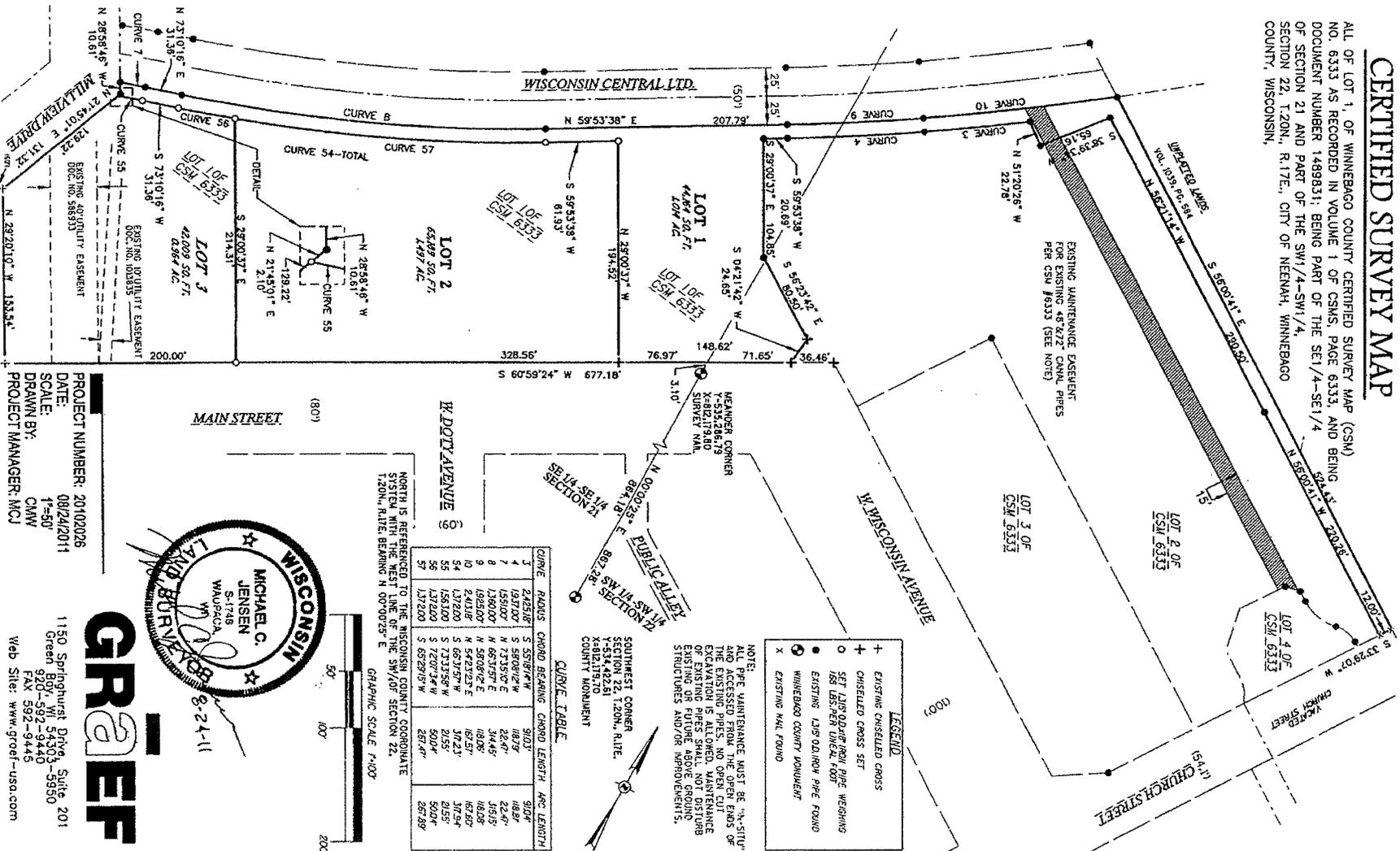
PROJECT MANAGER: PJS
DRAWN BY: CHW
FILE: CSN1.dgn
DATE: 12-16-2008
SHEET NO. 1 of 8

GRAEBER ANHAALT SCHLOMBERG
1150 Springfield Drive, Suite 207
P.O. Box 514
Green Bay, WI 54303
Phone: 920-592-9440
Fax: 920-592-9445
Web Site: www.gosol.com

6560

CERTIFIED SURVEY MAP

ALL OF LOT 1, OF WINNEBAGO COUNTY, CERTIFIED SURVEY MAP (CSM) NO. 6333 AS RECORDED IN VOLUME 1 OF CSMs, PAGE 6333, AND BEING DOCUMENT NUMBER 1489831; BEING PART OF THE SE1/4-SE1/4 OF SECTION 21 AND PART OF THE SW1/4-SW1/4, SECTION 22, T.20N., R.17E., CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.



LEGEND

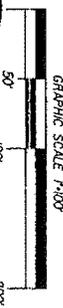
- + EXISTING CHISELED CROSS
- + CHISELED CROSS SET
- SET 1 1/2" OD/18" I.D. PIPE WEIGHTING
- SET 1 1/2" I.D. PIPE WEIGHTING
- EXISTING 1 1/2" OD/18" PIPE FOUND
- WINNEBAGO COUNTY MONUMENT
- EXISTING MAN. FOUND
- x EXISTING MAN. FOUND

NOTE:
 ALL PIPE MAINTENANCE MUST BE "AS-BUILT" AND RECORDED. ALL CHISELED CROSSES OR THE EXISTING PIPES, NO OPEN CUT EXCAVATION IS ALLOWED. MAINTENANCE OF EXISTING PIPES SHALL NOT DISTURB EXISTING OR FUTURE ABOVE GROUND STRUCTURES AND/OR IMPROVEMENTS.

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
3	242518	S 55°08'12" W	9107	9107
4	195700	S 59°08'12" W	1879	1887
7	159100	N 7°35'57" E	2247	2247
8	136007	N 65°37'57" E	3445	3515
9	198507	N 59°08'12" E	1878	1878
10	224187	N 54°23'25" E	1627	1628
54	127200	S 65°37'57" W	3123	3123
55	158100	S 12°31'58" W	2025	2025
56	171200	S 12°31'58" W	2025	2025
57	137200	S 65°29'19" W	2877	2878

NORTH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM WITH THE MERIDIAN OF THE SW/4 OF SECTION 22, T.20N., R.17E. BEARING N 0°00'00" E.



PROJECT NUMBER: 20102026
 DATE: 08/24/2011
 SCALE: 1"=50'
 DRAWN BY: CMW
 PROJECT MANAGER: MCJ

1150 Springhurst Drive, Suite 201
 Green Bay, WI 54303-5950
 920-592-9440
 FAX 920-592-9445
 Web Site: www.groef-usa.com

#6560

CERTIFIED SURVEY MAP

ALL OF LOT 1, OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP (CSM) NO. 6333 AS RECORDED IN VOLUME 1 OF CSMS, PAGE 6333, AND BEING DOCUMENT NUMBER 1489831; BEING PART OF THE SE1/4-SE1/4 OF SECTION 21 AND PART OF THE SW1/4-SW1/4, SECTION 22, T.20N., R.17E., CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MICHAEL C. JENSEN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED LOT 1 OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP (CSM) NO. 6333, AS RECORDED IN VOLUME 1 OF CSMS, PAGE 6333, AND BEING DOCUMENT NUMBER 1489831; BEING PART OF THE SE1/4 - SE1/4 OF SECTION 21 AND PART OF THE SW1/4 - SW1/4, SECTION 22, T.20N., R.17E., CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°00'25" EAST ALONG THE WEST LINE OF SAID SW1/4, 867.28 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1 OF CSM *6333 ON THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, THE POINT OF BEGINNING;

THENCE SOUTH 60°59'24" WEST ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE, 605.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AT THE INTERSECTION OF SAID EXISTING NORTHWEST RIGHT-OF-WAY LINE OF MAIN STREET WITH THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MILLVIEW DRIVE; THENCE NORTH 29°20'10" WEST ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE, 153.54 FEET TO A LOT CORNER OF SAID LOT 1; THENCE NORTH 21°45'01" EAST ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE, 131.32 FEET TO A LOT CORNER OF SAID LOT 1; THENCE NORTH 28°58'46" WEST ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE, 10.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID LOT LINE AND EXISTING CURVED RIGHT-OF-WAY LINE OF THE WISCONSIN CENTRAL LTD. RAILROAD, CONCAVE TO THE LEFT, 22.47 FEET (HAVING A CHORD BEARING AND LENGTH OF NORTH 73°35'10" EAST, 22.47 FEET AND A RADIUS LENGTH OF 1551.00 FEET) TO THE END OF SAID CURVE AT A LOT CORNER OF SAID LOT 1; THENCE NORTH 73°10'16" EAST ALONG SAID LOT LINE AND RAILROAD RIGHT-OF-WAY LINE, 31.36 FEET TO THE BEGINNING OF A CURVE AT A LOT CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID EXISTING CURVED LOT LINE AND RIGHT-OF-WAY LINE, CONCAVE TO THE LEFT, 315.15 FEET (HAVING A CHORD BEARING AND LENGTH OF NORTH 66°31'57" EAST, 314.45 FEET AND A RADIUS LENGTH OF 1360.00 FEET) TO THE END OF SAID CURVE AT A LOT CORNER OF SAID LOT 1; THENCE NORTH 59°53'38" EAST ALONG SAID LOT LINE AND RAILROAD RIGHT-OF-WAY LINE, 207.79 FEET TO THE BEGINNING OF A CURVE AT A LOT CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID LOT LINE AND CURVED RIGHT-OF-WAY LINE, CONCAVE TO THE LEFT, 118.08 FEET (HAVING A CHORD BEARING AND LENGTH OF NORTH 58°08'12" EAST, 118.06 FEET AND A RADIUS LENGTH OF 1925.00 FEET) TO THE END OF SAID CURVE AT A LOT CORNER OF SAID LOT 1 AND BEGINNING OF A COMPOUND CURVE; THENCE NORTHEASTERLY ALONG SAID LOT LINE AND CURVED RIGHT-OF-WAY LINE, CONCAVE TO THE LEFT, 167.60 FEET (HAVING A CHORD BEARING AND LENGTH OF NORTH 54°23'23" EAST, 167.57 FEET AND A RADIUS LENGTH OF 2413.18 FEET) TO THE END OF SAID CURVE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 56°00'41" EAST ALONG SAID LOT LINE, 524.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 ON THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF VACATED CHURCH STREET; THENCE SOUTH 33°29'07" WEST ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE OF SAID VACATED STREET, 12.00 FEET TO A CORNER OF SAID LOT 1; THENCE NORTH 56°00'41" WEST ALONG SAID LOT LINE, 220.26 FEET TO A LOT CORNER OF SAID LOT 1; THENCE NORTH 56°21'14" WEST ALONG SAID LOT LINE, 290.50 FEET TO A LOT CORNER OF SAID LOT 1; THENCE SOUTH 38°39'34" WEST ALONG SAID LOT LINE, 65.16 FEET; THENCE NORTH 51°20'26" WEST ALONG SAID LOT LINE, 22.78 FEET TO A LOT CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG SAID CURVED LOT LINE, CONCAVE TO THE RIGHT, 91.04 FEET (HAVING A CHORD BEARING AND LENGTH OF SOUTH 55°18'14" WEST, 91.03 FEET AND A RADIUS LENGTH OF 2425.18 FEET) TO THE END OF SAID CURVE AT A LOT CORNER OF SAID LOT 1 AND BEGINNING OF A COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG SAID LOT LINE, CONCAVE TO THE RIGHT, 118.81 FEET (HAVING A CHORD BEARING AND LENGTH OF SOUTH 58°08'12" WEST, 118.79 FEET AND A RADIUS LENGTH OF 1937.00 FEET) TO THE END OF SAID CURVE AT A LOT CORNER OF SAID LOT 1; THENCE SOUTH 59°53'38" WEST ALONG SAID LOT LINE, 20.69 FEET TO A LOT CORNER OF SAID LOT 1; THENCE SOUTH 29°00'37" EAST ALONG SAID LOT LINE, 104.85 FEET TO A LOT CORNER OF SAID LOT 1; THENCE SOUTH 56°23'42" EAST ALONG SAID LOT LINE, 80.50 FEET TO A LOT CORNER OF SAID LOT 1; THENCE SOUTH 04°21'42" WEST ALONG SAID LOT LINE, 24.65 FEET TO A LOT CORNER OF SAID LOT 1 ON THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE SOUTH 60°59'24" WEST ALONG SAID LOT LINE AND RIGHT-OF-WAY LINE, 71.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.475 ACRES (151,362 SQUARE FEET) MORE OR LESS.

SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY, DIVISION, AND MAP AS SHOWN HEREON UNDER THE DIRECTION OF THE CITY OF NEENAH THE OWNER OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF NEENAH IN SURVEYING, DIVIDING, AND MAPPING OF SUCH LANDS.

THAT THE WITHIN MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

MICHAEL C. JENSEN, R.L.S. S-1746

Michael C. Jensen 8-24-11



PROJECT NUMBER: 20102026
DATE: 08/24/2011
SCALE: 1"=50'
DRAWN BY: CMW
PROJECT MANAGER: MCJ



1150 Springhurst Drive, Suite 201
Green Bay, WI 54303-5950
920-592-9440
FAX 920-9445
Web Site: www.graef-usa.com

6560

CERTIFIED SURVEY MAP

ALL OF LOT 1, OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP (CSM) NO. 6333 AS RECORDED IN VOLUME 1 OF CSMS, PAGE 6333, AND BEING DOCUMENT NUMBER 1489831; BEING PART OF THE SE1/4-SE1/4 OF SECTION 21 AND PART OF THE SW1/4-SW1/4, SECTION 22, T.20N., R.17E., CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN,

OWNER'S CERTIFICATE:

AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF NEENAH

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 29th DAY OF August, 2011. IN PRESENCE OF:

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF NEENAH

[Signature]
SIGNATURE

8/29/11
DATE

[Signature]
SIGNATURE

8/29/11
DATE

APPROVALS

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN THE 17th DAY OF August, 2011.

[Signature]
MAYOR

[Signature]
CITY CLERK

APPROVED BY THE CITY OF NEENAH PLAN COMMISSION THIS 9th DAY OF August, 2011.

[Signature]
PLAN COMMISSION CHAIRMAN

TREASURER'S CERTIFICATE

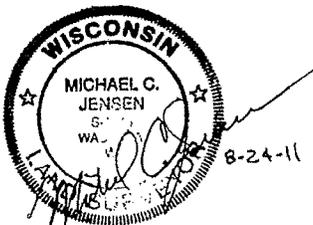
I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

[Signature]
CITY TREASURER

[Signature]
COUNTY TREASURER, Deputy

8/20/11
DATE

8-30-11
DATE



PROJECT NUMBER: 20102026
DATE: 08/24/2011
SCALE: 1"=50'
DRAWN BY: CMW
PROJECT MANAGER: MCJ



1150 Springhurst Drive, Suite 201
Green Bay, WI 54303-5950
920-592-9440
FAX 592-9445
Web Site: www.groef-usa.com

1579502

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

08/30/2011 03:51PM
JULIE PAGES
REGISTER OF DEEDS

RECORDING FEE 30.00
TRANSFER FEE
OF PAGES 4

*City of
Jenewa*



Department of Community Development
211 Walnut St., P.O. Box 426, Neenah, WI 54957-0426
Phone: 920-886-6125 Fax: 920-886-6129
website/e-mail: www.ci.neenah.wi.us

November 29, 2012

Ms. Jennifer Borski
625 East County Road Y
Suite 700
Oshkosh, WI 54901-9731

RE: Recorded Document 1608687

Dear Ms. Borski:

This letter serves as verification that the recently recorded deed, referenced in the above document number, is the correct legal description for this property. I, Chris A. Haese, am providing this signed statement as certification that to the best of my knowledge the above referenced document is complete and accurate.

Sincerely,

Chris A. Haese
Director of Community Development and Assessments



**SITE
LOCATION**

SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, NEENAH, WISCONSIN, 1992 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)



954 Circle Drive, Green Bay, Wisconsin 54304
Phone: 800-854-0606 Fax: 920-592-8444

This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

SITE LOCATION & LOCAL TOPOGRAPHY

GLATFELTER REDEVELOPMENT PROJECT
COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF NEENAH
NEENAH, WISCONSIN

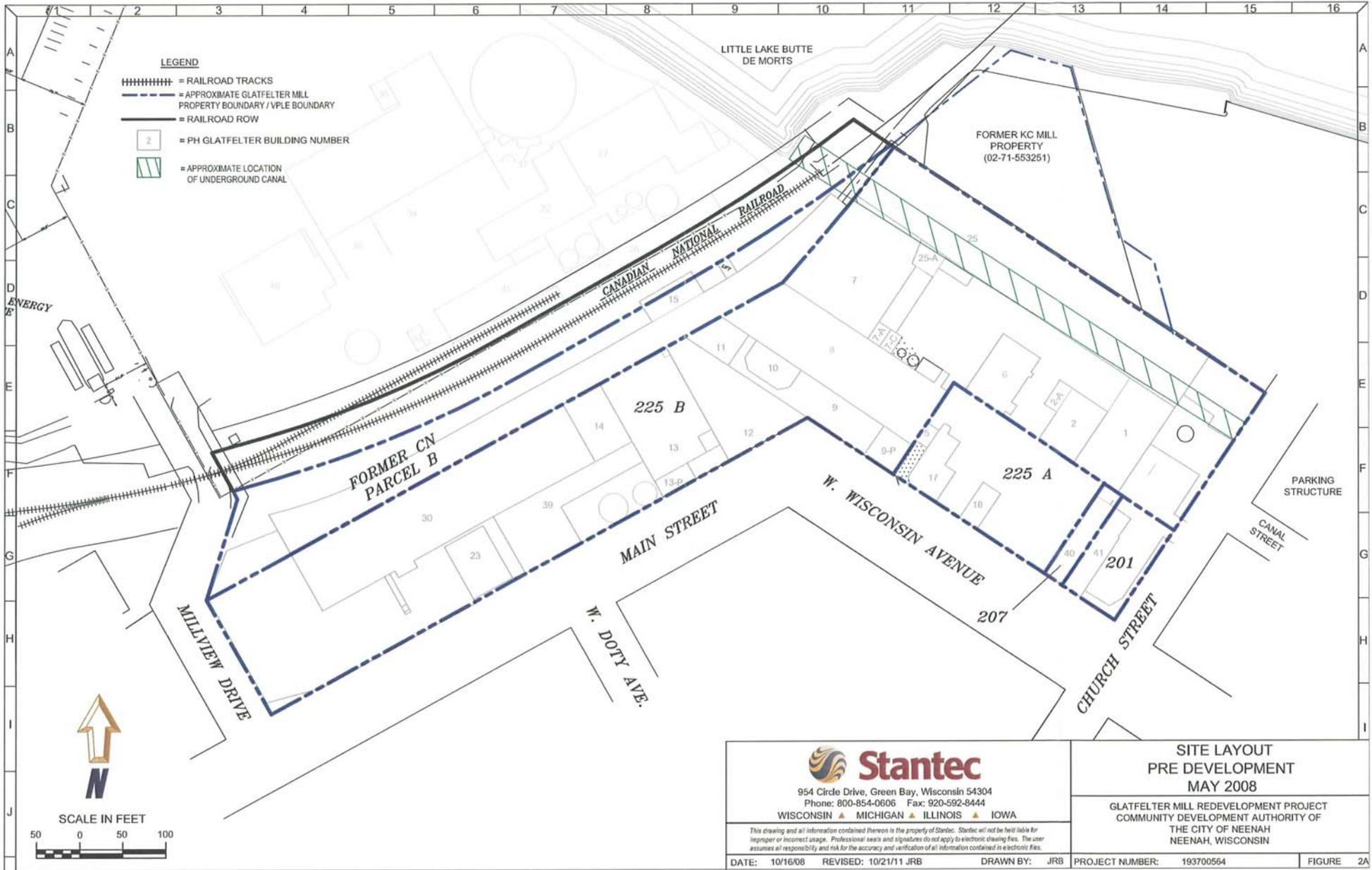


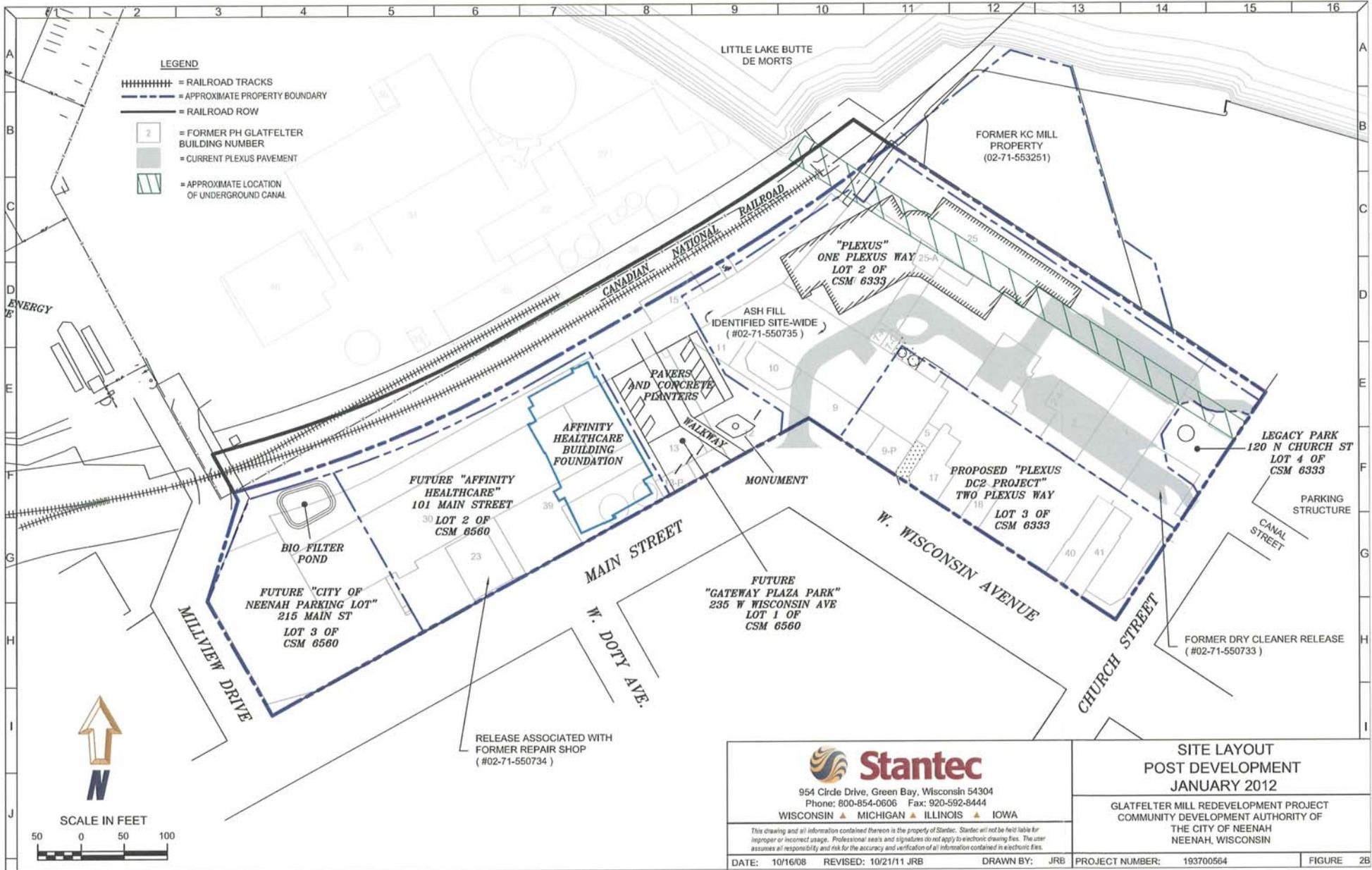
Display Options

Draw	Label	Symbology & Layer Names
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial Photos (2003)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Buildings
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parcel Boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	114' Parcel Dimensions
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	366 Parcel Addresses
<input type="checkbox"/>	<input type="checkbox"/>	Certified Surveys
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodplain
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Navigable Streams
<input type="checkbox"/>	<input type="checkbox"/>	Public Land Survey
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shoreland Zoning
<input type="checkbox"/>	<input type="checkbox"/>	Sub-Division
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	City & Village Limits

= Not Applicable for this Layer.

81007040201 - 101 main St property
 81007040200 - Affinity building only





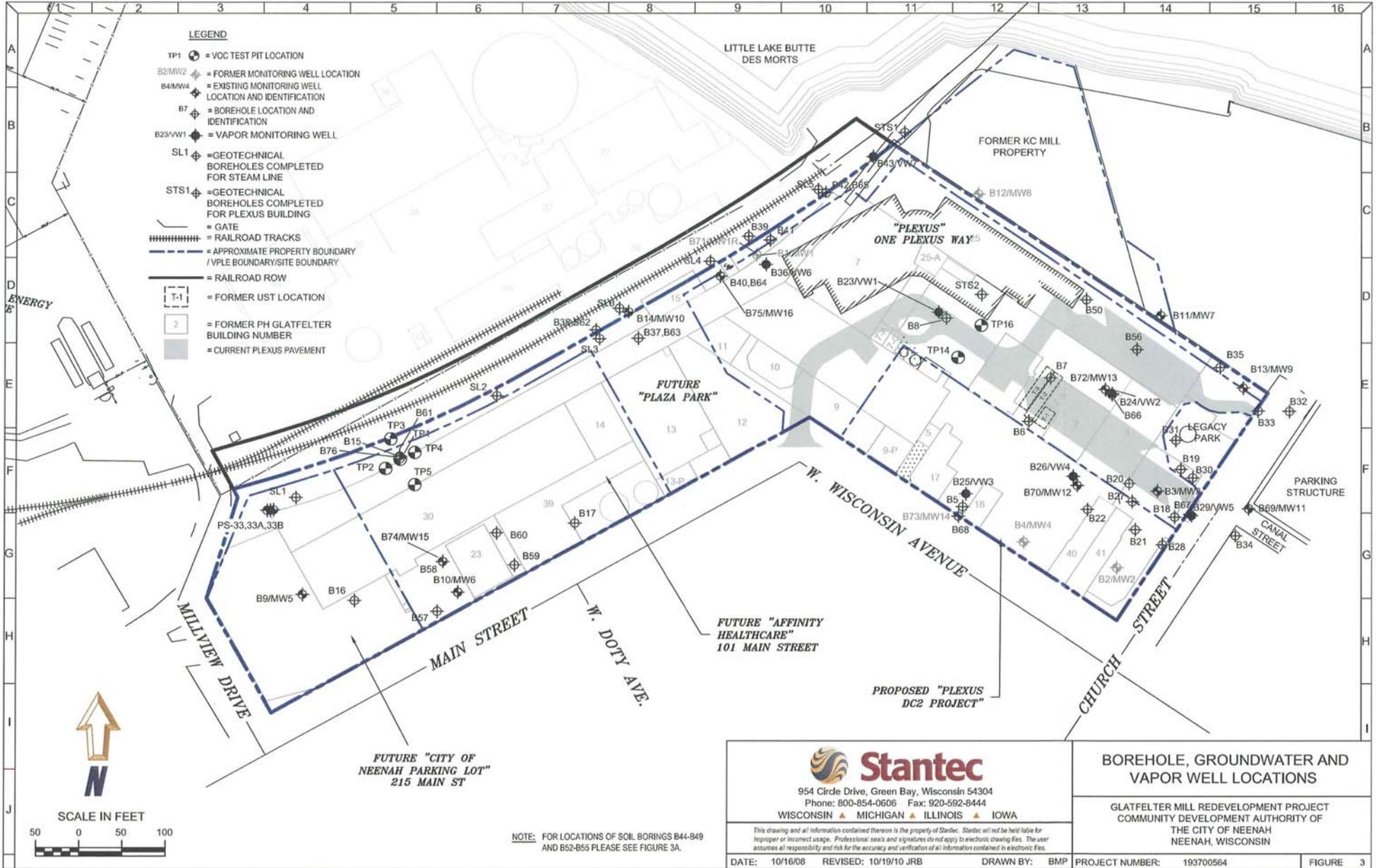
954 Circle Drive, Green Bay, Wisconsin 54304
 Phone: 800-854-0606 Fax: 920-592-8444
 WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

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DATE: 10/16/08 REVISED: 10/21/11 JRB DRAWN BY: JRB PROJECT NUMBER: 193700564 FIGURE 2B

**SITE LAYOUT
 POST DEVELOPMENT
 JANUARY 2012**

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN

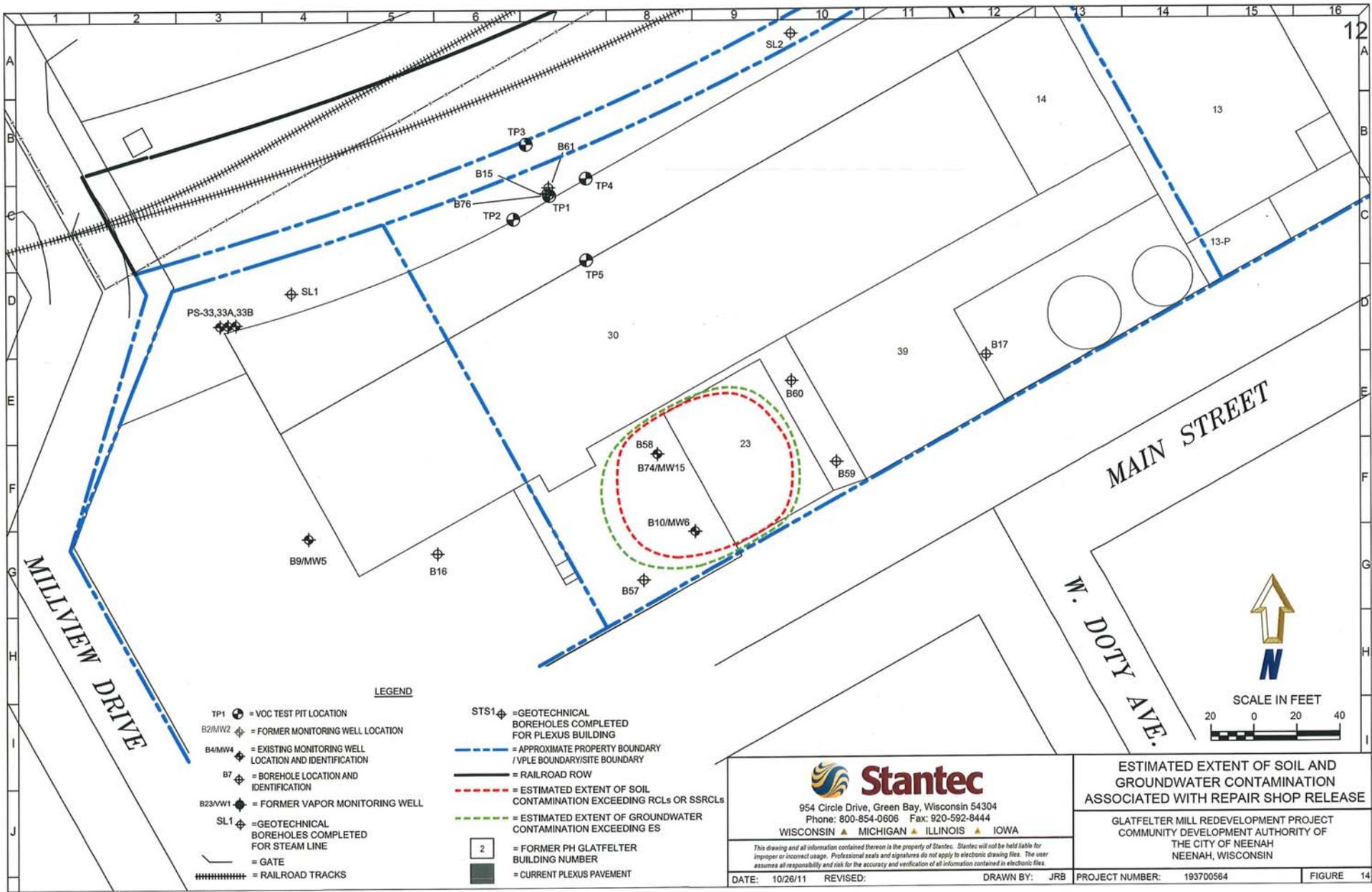


954 Circle Drive, Green Bay, Wisconsin 54304
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 WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

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BOREHOLE, GROUNDWATER AND VAPOR WELL LOCATIONS

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF NEENAH
 NEENAH, WISCONSIN



LEGEND

- TP1 ⊕ = VOC TEST PIT LOCATION
- B2/MW2 ⊕ = FORMER MONITORING WELL LOCATION
- B4/MW4 ⊕ = EXISTING MONITORING WELL LOCATION AND IDENTIFICATION
- B7 ⊕ = BOREHOLE LOCATION AND IDENTIFICATION
- B23/VW1 ⊕ = FORMER VAPOR MONITORING WELL
- SL1 ⊕ = GEOTECHNICAL BOREHOLES COMPLETED FOR STEAM LINE
- = GATE
- ||||||| = RAILROAD TRACKS
- STS1 ⊕ = GEOTECHNICAL BOREHOLES COMPLETED FOR PLEXUS BUILDING
- (dashed blue) = APPROXIMATE PROPERTY BOUNDARY / VPLE BOUNDARY/SITE BOUNDARY
- (solid black) = RAILROAD ROW
- - - (red) = ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING RCLs OR SSRCLs
- - - (green) = ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ES
- 2 = FORMER PH GLATFELTER BUILDING NUMBER
- (black) = CURRENT PLEXUS PAVEMENT

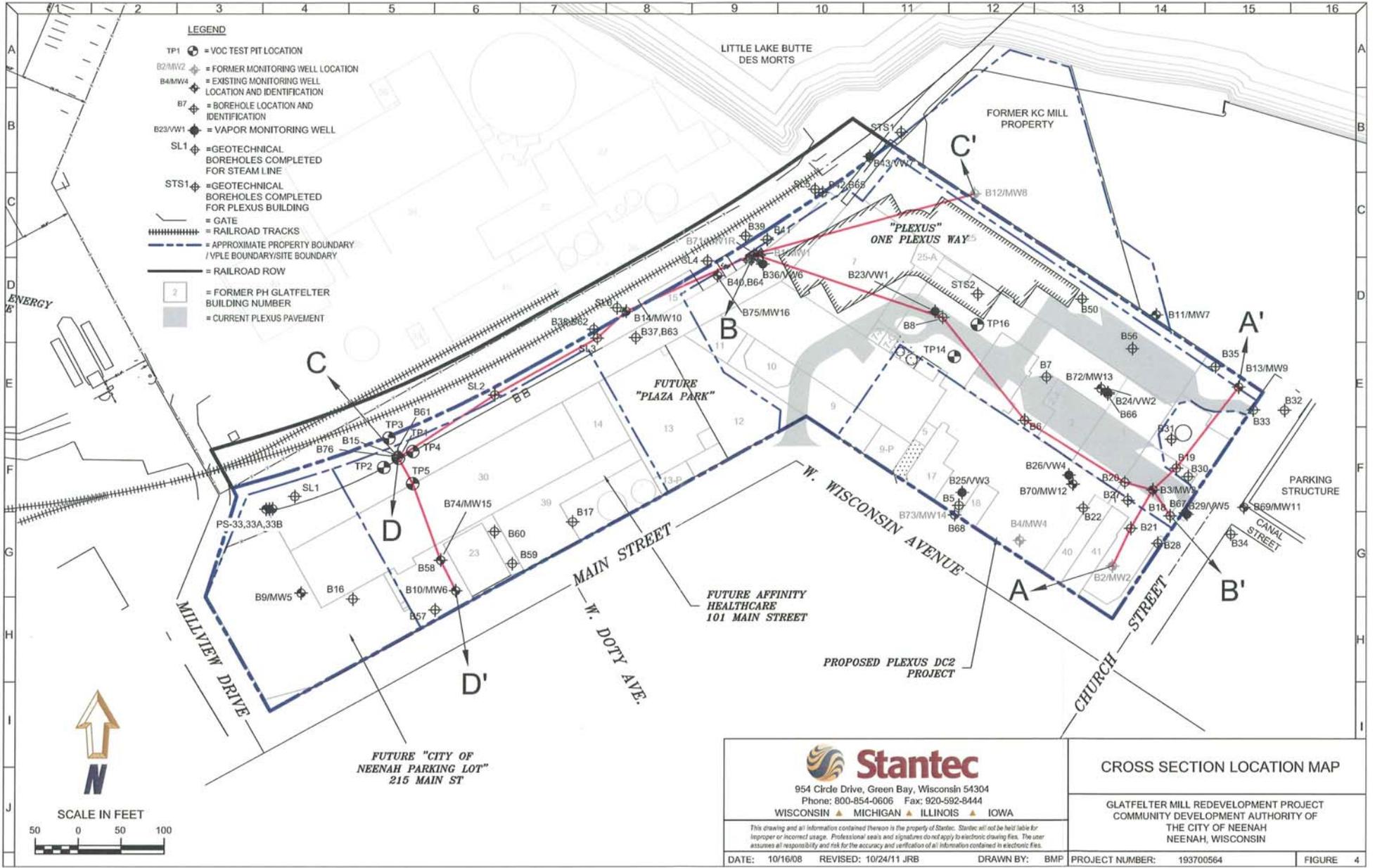


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ESTIMATED EXTENT OF SOIL AND GROUNDWATER CONTAMINATION ASSOCIATED WITH REPAIR SHOP RELEASE

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
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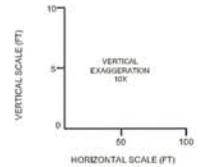
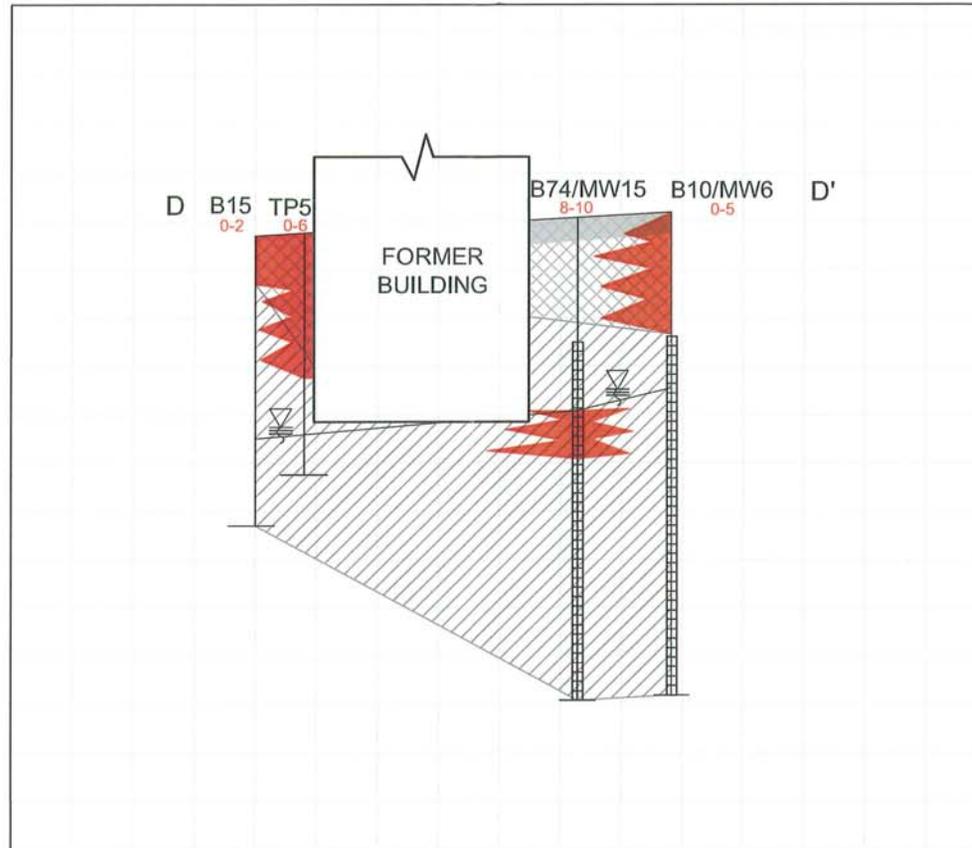
DATE: 10/16/08 REVISED: 10/24/11 JRB DRAWN BY: BMP

CROSS SECTION LOCATION MAP

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN

PROJECT NUMBER: 193700564 FIGURE 4

NORTH CROSS SECTION D-D' SOUTH



LEGEND

-  ASPHALT OR CONCRETE
-  FILL (INCLUDING ASPHALT OR CONCRETE)
-  SILTY CLAY
-  SILTY SAND
-  SANDY CLAY
-  ASH FILL
-  = SOIL BORING/ GEOPROBE LOCATION
-  = MONITORING WELL SCREEN LOCATION
-  = GROUNDWATER TABLE 02-19-09
- MW = MONITORING WELL
- B = BORING
- ND = ASH FILL NOT DETECTED IN SOIL BORING
- 0-2 = DEPTH AT WHICH ASH FILL WAS PRESENT IN SOIL BORING

NOTE: CROSS SECTION LOCATION ON FIGURE 4

NOTE: SURFACE MATERIALS NOTED AT THE TIME THE SOIL BORINGS WERE COMPLETED AND MAY NOT REPRESENT THE CURRENT SURFACE MATERIAL AT THE SITE.



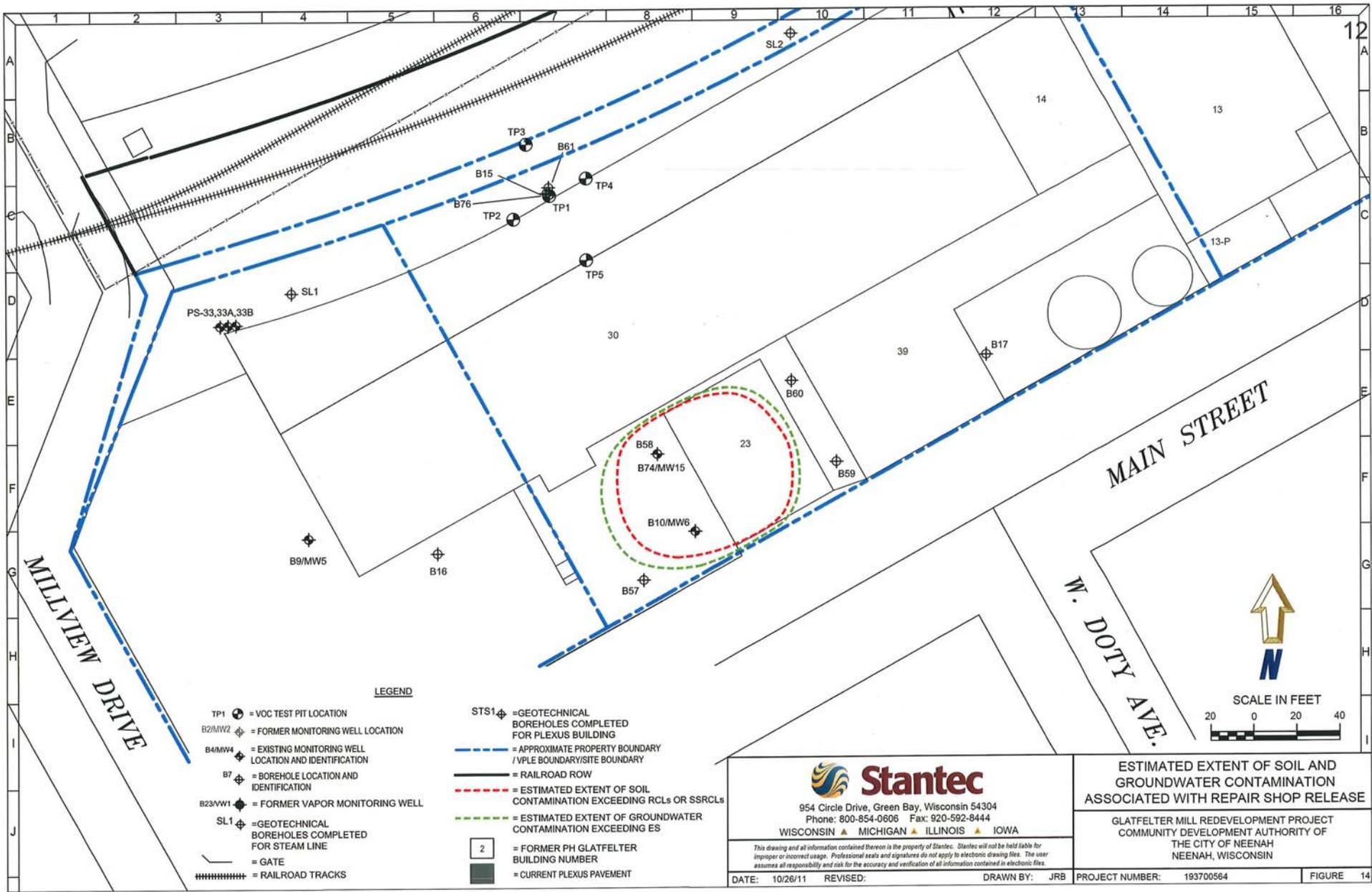
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DATE: 11/01/07 DRAWN BY: DDP TASK NUMBER: 100 PROJECT NUMBER: 193700564 FIGURE 8

CROSS SECTION D - D'

GLATFELTER MILL REDEVELOPMENT PROJECT
COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF NEENAH
NEENAH, WISCONSIN



LEGEND

- TP1 ⊕ = VOC TEST PIT LOCATION
- B2/MW2 ⊕ = FORMER MONITORING WELL LOCATION
- B4/MW4 ⊕ = EXISTING MONITORING WELL LOCATION AND IDENTIFICATION
- B7 ⊕ = BOREHOLE LOCATION AND IDENTIFICATION
- B23/VW1 ⊕ = FORMER VAPOR MONITORING WELL
- SL1 ⊕ = GEOTECHNICAL BOREHOLES COMPLETED FOR STEAM LINE
- = GATE
- ||||| = RAILROAD TRACKS
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- (dashed blue) = APPROXIMATE PROPERTY BOUNDARY / VPLE BOUNDARY/SITE BOUNDARY
- (solid black) = RAILROAD ROW
- - - (red) = ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING RCLs OR SSRCLs
- - - (green) = ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING ES
- 2 = FORMER PH GLATFELTER BUILDING NUMBER
- (black) = CURRENT PLEXUS PAVEMENT



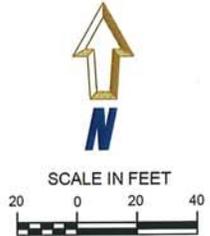
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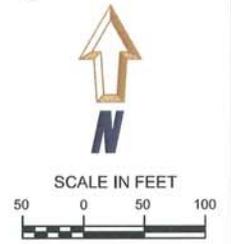
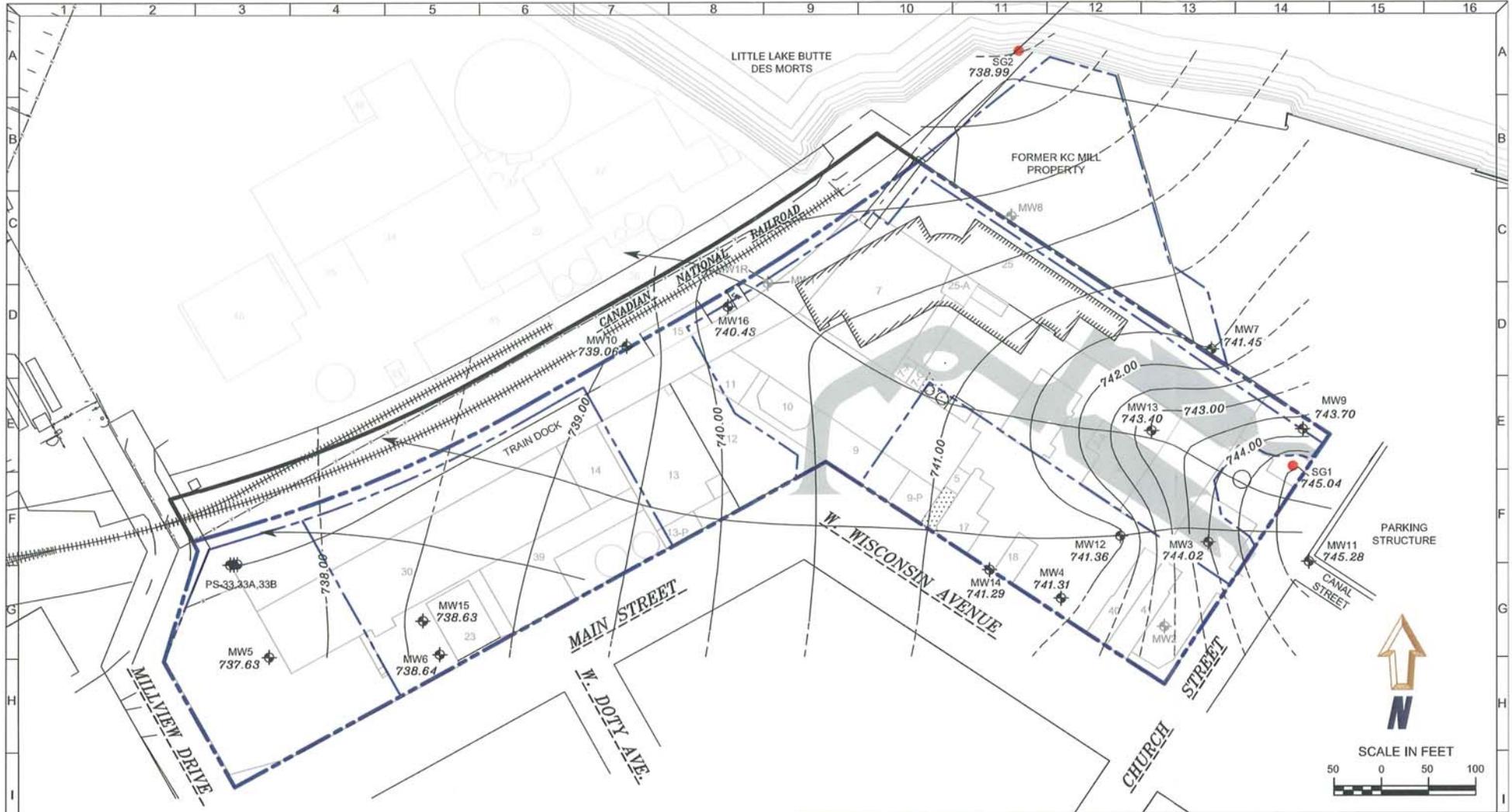
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DATE: 10/26/11 REVISED: DRAWN BY: JRB PROJECT NUMBER: 193700564 FIGURE 14

ESTIMATED EXTENT OF SOIL AND GROUNDWATER CONTAMINATION ASSOCIATED WITH REPAIR SHOP RELEASE

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN





LEGEND

	= MONITORING WELL LOCATION AND GROUNDWATER ELEVATION ON 06/28/11		= RAILROAD TRACKS
	= GROUNDWATER CONTOUR LINE: DASHED WHERE INFERRED CONTOUR LINE INTERVAL = 0.5 FEET		= APPROXIMATE PROPERTY BOUNDARY / VPLS BOUNDARY/SITE BOUNDARY
	= GROUNDWATER FLOW DIRECTION		= RAILROAD ROW
	= FORMER MONITORING WELL LOCATION		= FORMER PH GLATFELTER BUILDING NUMBER
	= STAFF GAUGE		= CURRENT PLEXUS PAVEMENT

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DATE: 09/28/11 REVISED: DRAWN BY: JRB PROJECT NUMBER: 193700564 FIGURE 12

GROUNDWATER CONTOUR MAP
(06/28/11)

GLATFELTER MILL REDEVELOPMENT PROJECT
 COMMUNITY DEVELOPMENT AUTHORITY OF
 THE CITY OF NEENAH
 NEENAH, WISCONSIN

Table 2a. Soil Sample RCRA Metals and PCB Laboratory Results, Repair Shop Area, Former Glatfelter Mill Redevelopment Project Area, Neenah, Wisconsin

Location Relative to Repair Shop Area Limits of Soil Impacts	Boring Number	Sample Number	Pre Development Depth (fbg)	Post Development Depth (fbg)	Soil Description	Estimated Depth to Groundwater (fbg)	Date Collected	Reported Concentrations (milligrams per kilogram)																	
								Arsenic (total)	Barium (total)	Cadmium (total)	Chromium (total) ++	Chromium +6	Lead (total)	Mercury (total)	Selenium (total)	Silver (total)	Aroclor-1016	Aroclor-1221	Aroclor-1232	Aroclor-1242	Aroclor-1248	Aroclor-1254	Aroclor-1260	Total PCB	
RCLs for Protection of Human Health from Direct Contact		RCLs from s. NR 720.11, Wis. Adm. Code (non-industrial)						0.039	NE	8	NE++	14	50	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	1 +
RCL for Protection of Groundwater Quality		Calculated Site-Specific RCL for Ingestion Risk (non-industrial)						NA	3130	NA	NC	NA	NC	NC	78.2	78.2	3.9	0.14	0.14	0.22	0.22	0.22	0.22	NC	NC
RCL for Protection of Groundwater Quality		Calculated Site-Specific RCL						0.58	330	0.75	NC	4.2	NC	0.21	1.0	1.67	NC	NC	NC						
57-136' Outside of Limits	B10/MW6	S-2*	2.5-4.5	3.1-5.1	Ash fill	7-10	10/12/07	<0.4	36	0.59	9.7	-	20	0.072	<4.6	<0.12	<0.01	<0.0245	<0.036	<0.0245	<0.0135	<0.025	<0.025	<0.1585	
		(S-4)	7.5-9.5	8.1-10.1	Clay		10/12/07	<0.4	75	0.85	24	-	25	0.081	<4.6	<0.12	<0.01	<0.0245	<0.036	<0.0245	<0.0135	<0.025	<0.025	<0.1585	
	B9/MW5	S-6	12.5-14.5	12.3-14.3	Clay	9-10	10/12/07	<0.4	66	0.85	20	-	66	0.4	<4.6	<0.12	<0.01	<0.0245	<0.036	<0.0245	<0.0135	<0.025	<0.025	<0.1585	
	B16	S-3	8-12	8-12	Clay	9-10	10/30/07	<2	42	0.22"J"	11	-	1.1"J"	<0.0015	<2.3	<0.12	<0.01	<0.0245	<0.036	<0.0245	<0.0135	<0.025	<0.025	<0.1585	
	B17	S-3	8-12	8-12	Sand	9	10/30/07	<2	7.7	0.22"J"	3.5	-	<0.6	<0.0015	<2.3	<0.12	<0.01	<0.0245	<0.036	<0.0245	<0.0135	<0.025	<0.025	<0.1585	
	TP5-1		0-2	1.7-3.7	Clay		06/15/09	-	-	-	-	-	-	-	-	-	-	<0.002	<0.0049	<0.0072	<0.0049	<0.0027	<0.005	<0.0028	<0.0295
TP5-2*		4-6	5.7-7.7	Ash fill		06/15/09	-	-	-	-	-	-	-	-	-	-	<0.002	<0.0049	<0.0072	<0.0049	<0.0027	<0.005	<0.0028	<0.0295	

Notes:

- All analyzed samples consist of soil unless otherwise noted.
- Site-Specific RCLs calculated using WDNR publication PUB-RR-682 input parameters for ingestion risk for non-industrial land use and soil-to-groundwater partitioning risk.
- Total PCB value listed is based on the addition of the individual aroclor reported through laboratory analysis

"J" = analyte detected between limit of detection and limit of quantitation
 RCRA = Resource Conservation and Recovery Act
 PCB = Polychlorinated Biphenol
 NA = not applicable since NR 720.11 Wis. Adm. Code RCL exists
 NE = not established by Wisconsin Administrative Code (Wis. Adm. Code)
 NC = not calculated and/or compound not listed in EPA list of parameters.
 --- = not analyzed
 * = waste sample (Waste defined as random layers or mixtures of clay, silt, sand, and/or gravel containing coal and cinder fragments.)
 + = RCL for total PCBs based on the One Cleanup Program Memorandum of Agreement with USEPA and WDNR
 ++ = No Wis. Adm. Code RCL established for total chromium.
 fbg = feet below grade

XXX = concentration that exceeds an RCL for protection of human health from direct contact (non-industrial)

XXX = concentration that exceeds an RCL for protection of groundwater quality

soil GIS

-yes ca? RCL

Table 2c. Soil Sample Semi-Volatile Organic Compound Laboratory Results, Repair Shop Area, Former Glatfelter Mill Redevelopment Project Area, Neenah, Wisconsin

Location Relative to Repair Shop Area Limits of Soil Impacts	Boring Number	Sample Number	Pre Development Depth (fbg)	Post Development Depth (fbg)	Soil Description	Estimated Depth to Groundwater (fbg)	Date Collected	Concentrations (micrograms per kilogram)																														
								Acetophenone	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzl Alcohol	Buryl benzyll phthalate	Bis(2-ethylhexyl) phthalate	4-Chlorophenyl phenyl ether	Chrysene	Dibenzofuran	Dibenz(o,h)anthracene	2,4-Dimethylphenol	Di-n-butyl phthalate (also dibutyl phthalate)	Di-n-octyl phthalate	Diphenylamine	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	1-Methyl naphthalene	2-Methyl naphthalene	Naphthalene	Phenanthrene	Pyrene	Phenol		
RCLs for Protection of Human Health from Direct Contact	Suggested RCLs for non-industrial sites (from RR-519-97, April 1997)							NE	900,000	18,000	5,000,000	88	8.8	88	1,800	860	NE	NE	NE	NE	NE	8,800	NE	8.8	NE	NE	NE	NE	600,000	600,000	88	1,100,000	600,000	20,000	18,000	500,000	NE	
	Calculated Site-Specific RCLs for Ingestion Risk at non-industrial sites							NC	NA	NA	NA	NA	NA	NA	NA	NC	NC	4560	NC	NA	62,600	NA	NC	1,560,000	NC	NC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	4,690,000	
RCLs for Protection of Groundwater Quality	RCLs from s. NR 720.09, Wis. Adm. Code							NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE		
	Suggested RCLs from RR-519-97, April 1997							NE	38,000	700	3,000,000	17,000	48,000	360,000	6,800,000	870,000	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE
	Calculated Site-Specific RCLs							NC	NA	NA	NA	NA	NA	NA	NA	NA	NC	NC	180,000	NC	NA	4,800	NA	NC	NC	NC	NC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,309
Inside or Within 10' of Limits	B-10/MW6	S-2*	2.5-4.5	3.1-5.1	Ash fill	7-10	10/12/07	<23	<17	<8	<11	41 "J"	55 "J"	95	<27	33 "J"	<17	20 "J"	309	<11	47 "J"	<9	<25	<13	29 "J"	258	<16	60 "J"	<14	<23	<13	<13	<16	15 "J"	78	<13		
		S-4	7.5-9.5	8.1-10.1	Clay			10/12/07	<23	<17	<8	<11	<25	<32	33 "J"	<27	<23	<17	<18	39 "J"	<11	<19	<9	<25	<13	29 "J"	<22	<16	27 "J"	<14	<23	<13	<13	<16	<9	29 "J"	<13	
	B57	S5705	8-10	8.4-10.4 (PDD)	Clay	---	---	04/15/10	---	<15.2	<5.1	<6.4	<12.9	<4.7	<6.5	<7.7	<9.8	---	---	---	---	<8.9	---	<5.5	---	---	---	<9.2	<5.6	<7.8	<15	<9.7	<16.2	<10.6	<7.7	---	---	
		S5804	6-8	6.6-8.6 (PDD)	Sand	---	---	04/15/10	---	<15.2	330	252	1520	1680	1950	1010	640	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
	B59	S5805	8-10	8.6-10.6 (PDD)	Ash Fill	---	---	04/15/10	---	<15.2	287	217	1250	1410	1600	920	500	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
		S5905	8-10	7.7-9.7 (PDD)	Clay	---	---	04/15/10	---	<15.2	<5.1	<6.4	15.1 J	8.3 J	10.5 J	<7.7	<9.8	---	---	---	---	<8.9	---	<5.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---
B60	S6005	8-10	7.7-9.7 (PDD)	Clay	---	---	04/15/10	---	47 "J"	71	340	380	360	440	224	170	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
79-136' Outside of Limits	B-9/MWS	S-6	12.5-14.5	12.3-14.3	Clay	9-10	10/12/07	<23	<17	<8	<11	<25	<32	28 "J"	<27	<23	<17	<18	363	<11	<19	<9	<25	<13	27 "J"	<22	<16	<27	<14	<23	<13	<13	<16	14 "J"	24 "J"	<13		
	B-16	S-3	8-12	8-12	Clay	9-10	10/30/07	<23	<17	<8	<11	<25	<32	<26	<27	<23	<17	<18	<23	<11	<19	<9	<25	<13	27 "J"	<22	<16	<27	<14	<23	<13	<13	<16	14 "J"	24 "J"	<13		
	B-17	S-3	8-12	8-12	Sand	9	10/30/07	<23	<17	<8	<11	<25	<32	<26	<27	<23	<17	<18	<23	<11	<19	<9	<25	<13	24 "J"	<22	<16	<27	<14	<23	<13	<13	<16	<9	<19	<13		

Notes: All analyzed samples consist of soil unless otherwise noted.
 NE = not established by Wisconsin Administrative Code (Wis. Adm. Code)
 NC = not calculated and/or compound not listed in EPA list of parameters.
 NA = not applicable since NR 720.11 Wis. Adm. Code or suggested RCL exists
 PDD = Post development depth extrapolated from known adjacent elevations
 <x = analyte not detected to a detection limit of x
 "J" = analyte detected between limit of detection and limit of quantitation
 --- = not analyzed
 fbg = feet below grade
 ** = Potential waste sample
 * = Waste sample (Waste defined as random layers or mixtures of clay, silt, sand, and/or gravel containing coal and cinder fragments.)

XXX = concentration that exceeds a calculated or suggested RCL for protection from direct contact (non-industrial)

XXX = concentration that exceeds an RCL for protection of groundwater quality

Soil GIS

Yes 5/02/2012

Wisconsin Department of Natural Resources (WDNR) suggested RCLs for polynuclear aromatic hydrocarbons for non-industrial land-use taken from WDNR Publication RR-519-97, April 1997 (corrected). Site-Specific RCLs calculated using WDNR publication PUB-RR-682 in-pit parameters for ingestion risk for non-industrial land use and soil-to-groundwater partitioning risk.

Table 3b Groundwater Sample Volatile Organic Compound Laboratory Results, Repair Shop Area, Glatfelter Mill Redevelopment Project, Neenah, Wisconsin

Well Number	Date Collected	Detected Volatile Organic Compounds (µg/L)																					
		Benzene	n-Butylbenzene	Chloroethane	Dibromochloromethane	1,2-Dichloroethane	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Naphthalene	n-Propylbenzene	Tetrachloroethene (PCE)	Toluene	1,1,1-Trichloroethane (1,1,1-TCA)	1,1,2-Trichloroethane (1,1,2-TCA)	Trichloroethene (TCE)	Trichlorofluoromethane	Total Trimethylbenzene	Vinyl Chloride	Total Xylenes
NR 140 Preventive Action Limit (µg/l)		0.5	NE	80	6	0.5	85	0.7	7	140	NE	NE	10	NE	0.5	160	40	0.5	0.5	NE	96	0.02	400
NR 140 Enforcement Standard (µg/l)		5	NE	400	60	5	850	7	70	700	NE	NE	100	NE	5	800	200	5	5	NE	480	0.2	2,000
MW-5	10/30/07	<0.47	<0.52	<0.47	<0.32	<0.45	<0.56	<0.64	<0.68	<0.38	<0.48	<0.35	<1.8	<0.38	<0.52	<0.46	<0.5	<0.5	<0.44	<0.81	<1.57	<0.2	<0.32
	02/19/08	<0.47	<0.52	<0.47	<0.32	<0.45	<0.56	<0.64	<0.68	<0.38	<0.48	<0.35	<1.8	<0.38	<0.52	<0.46	<0.5	<0.5	<0.44	<0.81	<1.57	<0.2	<0.32
	07/29/08	<0.24	<0.55	<0.97	<0.4	<0.41	<0.59	<0.5	<0.44	<0.35	<0.6	<0.77	<1.8	<0.54	<0.5	<0.39	<0.28	<0.39	<0.47	<0.81	<0.23	<0.2	<0.67
	02/19/09	<0.24	<0.55	<0.97	<0.4	<0.41	<0.59	<0.5	<0.44	<0.35	<0.6	<0.77	<1.8	<0.54	<0.5	<0.39	<0.28	<0.39	<0.47	<0.81	<0.74	<0.2	<1.67
	05/10/10	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	11/22/11	<0.5	<0.9	<1.4	<0.55	<0.5	<0.98	<0.6	<0.74	<0.78	<0.92	<0.92	<2.1	<0.59	<0.44	<0.53	<0.85	<0.47	<0.47	<1.7	<1.54	<0.18	<1.9
MW-6	10/30/07	<0.47	<0.52	<0.47	<0.32	7.7	0.70"J"	<0.64	<0.68	<0.38	<0.48	<0.35	<1.8	<0.38	<0.52	<0.46	<0.5	<0.5	<0.44	<0.81	<2.18"J"	<0.2	<0.32
	02/19/08	<0.47	<0.52	<0.47	<0.32	8.7	<0.56	<0.64	<0.68	5.3	<0.48	<0.35	2.46"J"	2.21	<0.52	<0.46	<0.5	<0.5	<0.44	<0.81	4.28"J"	<0.2	<0.32
	07/29/08	<0.24	<0.55	<0.39	<0.4	21.8	0.61"J"	<0.5	<0.44	1.18	0.71"J"	<0.77	<1.8	0.59"J"	<0.5	<0.39	<0.28	<0.39	<0.47	<0.81	2.63	<0.2	3.06"J"
	11/05/08	0.34 "J"	<0.55	<0.97	<0.4	2.15	<0.59	<0.5	<0.44	8.5	3.8	<0.77	2.83 "J"	3.3	<0.5	0.67 "J"	<0.28	<0.39	0.74 "J"	<0.81	5.82 "J"	<0.2	3.9
	02/19/09	<0.24	<0.55	<0.97	<0.4	7.5	<0.59	<0.5	<0.44	<0.35	<0.6	<0.77	<1.8	<0.54	<0.5	<0.39	<0.28	<0.39	<0.47	<0.81	0.58	<0.2	<1.67
	05/10/10	<0.38	<0.94	<0.67	<1.1	0.94"J"	<0.69	<0.7	<0.78	20.5	4.5	<0.91	9.8	5.7	0.65"J"	<0.72	<0.53	<0.47	0.51"J"	<0.56	43.9	<0.19	35.3"J"
	07/13/10	<0.38	<0.94	<0.67	<1.1	1.87	<0.69	<0.7	<0.78	<0.55	<0.71	<0.91	<2.4	<0.67	<0.43	<0.72	<0.53	<0.47	<0.39	<0.56	<1.20	<0.19	<1.62
	12/17/10	0.74 "J"	<0.94	<0.67	<1.1	0.73"J"	<0.69	<0.7	<0.78	19.2	7.0	<0.91	<2.4	4.8	0.44 "J"	0.92"J"	<0.53	<0.47	1.04"J"	<0.56	14.1	<0.19	6.16
	03/18/11	<0.5	<0.9	<1.4	<0.55	13.5	<0.98	<0.6	<0.74	<0.78	<0.92	<0.92	<2.1	<0.59	<0.44	<0.53	<0.85	<0.47	0.57 "J"	<1.7	<1.54	<0.18	<1.28
	11/22/11	<0.5	<0.9	<1.4	<0.55	2.09	<0.98	<0.6	<0.74	<0.78	<0.92	<0.92	<2.1	<0.59	<0.44	<0.53	<0.85	<0.47	<0.47	<1.7	<1.54	<0.18	<1.9
MW-15	09/28/10	44	0.94 J	<0.67	<1.1	<0.38	<0.69	<0.7	<0.78	1.86	0.99 J	<0.91	<2.4	<0.67	0.88 "J"	6.6	<0.53	<0.47	<0.39	<0.56	19.54 "J"	<0.19	22
	12/17/10	68	<0.94	<0.67	<1.1	3.09	<0.69	<0.7	<0.78	24	3.3	1.6"J"	<2.4	2.6	1.06"J"	1.89"J"	<0.53	<0.47	<0.39	<0.56	7.46"J"	<0.19	4.95"J"
	03/18/11	10.4	<0.9	<1.4	<1.8	<0.5	<0.98	<0.6	<0.74	0.92"J"	<0.92	<0.92	<2.1	<0.59	0.63"J"	<0.53	<0.85	<0.47	<0.47	<1.7	1.55"J"	<0.18	1.85"J"
	11/22/11	51	<0.9	<1.4	<0.55	<0.5	<0.98	<0.6	<0.74	35	8.5	1.29 J	<2.1	5.8	1.74	4.2	<0.85	<0.47	1.2 "J"	<1.7	5.5	<0.18	<1.9

GW GIS

1,2-DCA @ MW-6

benzene @ MW-15

PAL exemption

Notes:
 "J" = Analyte detected between Limit of Detection and Limit of Quantitation
 X = Concentration detected above Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) preventive action limit (PAL)
X = Concentration detected above NR 140, Wis. Adm. Code enforcement standard (ES)

Table 1 Groundwater Elevations Data, Glatfelter Mill Redevelopment Project, Neenah, Wisconsin

Location	Date	Top / Bottom Well Screen Elevation (fbg)	Depth to Water (feet)		Elevation (feet above mean sea level)					
			Below Top of Riser	Below Grade	Ground	Top of Riser	Water Table			
MW1 (Abandoned 6/09) MW1R (Abandoned 10/09)	10/31/07	4-14	5.72	6.15	744.94	744.51	738.79			
	11/14/07		5.94	6.37			738.57			
	02/19/08		5.77	6.20			738.74			
	07/29/08		5.35	5.78			739.16			
	09/03/08		Not Measured	---			---			
	11/05/08	6.08	6.51	738.43						
	02/19/09	5.90	6.33	738.61						
	05/10/10	6.15	6.58	738.36						
	MW2	10/31/07	7-22	15.00	15.58	753.25	752.67	737.67		
	11/14/07	12.66		13.24	740.01					
02/19/08	12.40	12.98		740.27						
07/29/08	11.44	12.02		741.23						
09/03/08	12.44	13.02		740.23						
11/05/08	Not Measured	---		---						
02/19/09	10.94	11.52		741.73						
MW3	10/31/07	9-24	10.27	10.87	752.32	751.72	741.45			
11/14/07	10.30		10.90	741.42						
02/19/08	10.65		11.25	741.07						
07/29/08	10.07		10.67	741.65						
09/03/08	10.45		11.05	741.27						
11/05/08	10.38		10.98	741.34						
02/19/09	10.43		11.03	741.29						
05/10/10	8.05		8.28	743.67						
11/09/10	8.17		8.40	743.55						
05/10/11	8.03		8.26	743.69						
06/28/11	7.70		7.93	744.02						
11/22/11	8.29		8.52	743.43						
MW4	10/31/07		8-23	24.44			22.21	752.04	754.27	729.83
11/14/07	22.40	20.17		731.87						
02/19/08	13.83	11.60		740.44						
07/29/08	12.37	10.14		741.90						
09/03/08	13.77	11.54		740.50						
11/05/08	13.79	11.56		740.48						
02/19/09	12.86	10.63		741.41						
05/10/10	10.67	11.09		740.58						
11/09/10	10.54	10.96		740.71						
05/10/11	9.85	10.27		741.40						
06/28/11	9.94	10.36		741.31						
MW5	10/31/07	5-20		11.48	8.95	745.40	747.93			736.45
11/14/07	12.12			9.59	735.81					
02/19/08	12.72		10.19	735.21						
07/29/08	10.47		7.94	737.46						
09/03/08	12.18		9.65	735.75						
11/05/08	12.50		9.97	735.43						
02/19/09	13.55		10.69	734.78						
05/10/10	11.04		7.54	737.42						
11/09/10	12.12		8.62	736.34						
05/10/11	9.37		5.87	739.09						
06/28/11	10.83		7.33	737.63						
11/22/11	11.77		8.27	736.69						
MW6	10/31/07		5-20	13.79	11.26			746.38	748.91	735.12
11/14/07	12.55	10.02		736.36						
02/19/08	13.03	10.50		735.88						
07/29/08	11.11	8.58		737.80						
09/03/08	12.53	10.00		736.38						
11/05/08	13.07	10.54		735.84						
02/19/09	12.28	9.75		736.63						
05/10/10	10.85	7.74		738.18						
11/09/10	11.21	8.10		737.82						
12/17/10	11.97	8.86		737.06						
03/18/11	10.05	6.94		738.98						
05/10/11	10.28	7.17		738.75						
06/28/11	10.39	7.28		738.64						
11/22/11	11.08	7.97	737.95							

Table 1 Groundwater Elevations Data, Glatfelter Mill Redevelopment Project, Neenah, Wisconsin

Location	Date	Top / Bottom Well Screen Elevation (fbg)	Depth to Water (feet)		Elevation (feet above mean sea level)				
			Below Top of Riser	Below Grade	Ground	Top of Riser	Water Table		
MW7	10/31/07	4-19	8.52	8.85	749.34	749.01	740.49		
	11/14/07		8.65	8.98			740.36		
	02/19/08		8.61	8.94			740.40		
	07/29/08		8.18	8.51			740.83		
	09/03/08		8.29	8.62			740.72		
	11/05/08		9.10	9.43			739.91		
	02/19/09		8.90	9.23	740.11				
	05/10/10		11.63	11.84	750.52	750.31	738.68		
	11/09/10		5.78	5.99			744.53		
	05/10/11		8.81	9.02			741.50		
	06/28/11		8.86	9.07			741.45		
	11/22/11		9.24	9.45			741.07		
	MW8		10/31/07	5-15			7.15	7.48	745.72
11/14/07		7.12	7.45				738.27		
02/19/08		Not Measured							
07/29/08		6.38	6.71				739.01		
09/03/08		6.77	7.10				738.62		
11/05/08		6.68	7.01				738.71		
02/19/09		6.39	6.72				739.00		
MW9	10/31/07	5-20	9.41	7.49	750.31	752.23	742.82		
	11/14/07		9.56	7.64			742.67		
	02/19/08		10.15	8.23			742.08		
	07/29/08		8.24	6.32			743.99		
	09/03/08		9.30	7.38			742.93		
	11/05/08		9.47	7.55			742.76		
	02/19/09		9.92	8.00	742.31				
	05/10/10		8.98	10.12	752.29	751.15	742.17		
	11/09/10		8.52	9.66			742.63		
	05/10/11		7.79	8.93			743.36		
	06/28/11		7.45	8.59			743.70		
	11/22/11		8.30	9.44			742.85		
	MW10		10/31/07	2.9-12.9			5.93	6.29	743.68
11/14/07		6.56	6.92				736.76		
02/19/08		6.54	6.90		736.78				
07/29/08		5.67	6.03		737.65				
09/03/08		Not Measured	---		---				
11/05/08		7.11	7.47		736.21				
02/19/09		7.03	7.39		736.29				
05/10/10		5.60	5.75		743.58	743.43	737.83		
11/09/10		5.90	6.05				737.53		
05/10/11		4.55	4.70				738.88		
06/28/11		4.37	4.52				739.06		
11/22/11		5.25	5.40				738.18		
MW11		05/10/10	5-20				5.36	5.99	751.54
	11/09/10	5.78		6.41			745.13		
	05/10/11	5.38		6.01	745.53				
	06/28/11	5.63		6.26	745.28				
	11/22/11	6.44		7.07	744.47				
MW12	05/10/10	5-20	9.13	9.80	751.38	750.71	741.58		
	11/09/10		9.45	10.12			741.26		
	05/10/11		9.28	9.95			741.43		
	06/28/11		9.35	10.02			741.36		
	11/22/11		9.26	9.93			741.45		
MW13	09/28/10	5-20	8.28	8.56	751.20	750.92	742.64		
	11/09/10		9.02	9.30			741.90		
	05/10/11		7.92	8.20			743.00		
	06/28/11		7.52	7.80			743.40		
	11/22/11		8.26	8.54			742.66		
MW14 (Abandoned 6/11)	09/28/10	5-20	9.78	10.42	751.28	750.64	740.86		
	11/09/10		10.16	10.80			740.48		
	05/10/11		9.55	10.19			741.09		
	06/28/11		9.35	9.99			741.29		

Table 1 Groundwater Elevations Data, Glatfelter Mill Redevelopment Project, Neenah, Wisconsin

Location	Date	Top / Bottom Well Screen Elevation (fbg)	Depth to Water (feet)		Elevation (feet above mean sea level)		
			Below Top of Riser	Below Grade	Ground	Top of Riser	Water Table
MW15	09/28/10	5-20	7.53	8.02	746.63	746.14	738.61
	11/09/10		8.31	8.80			737.83
	12/17/10		9.20	9.69			736.94
	03/18/11		7.52	8.01			738.62
	05/10/11		7.50	7.99			738.64
	06/28/11		7.51	8.00			738.63
	11/22/11		7.88	8.37			738.26
MW16	09/28/10	5-15	6.61	7.04	747.31	746.88	740.27
	11/09/10		7.31	7.74			739.57
	05/10/11		6.43	6.86			740.45
	06/28/11		6.45	6.88			740.43
	11/22/11		7.44	7.87			739.44
SG1	11/14/07		5.05	Not Measured		741.84	736.79
	02/19/08		8.27				733.57
	06/28/11		7.48	Not Measured		752.52	745.04
	11/22/11		8.20				744.32
SG2	11/14/07		7.51	Not Measured		752.50	744.99
	02/19/08		7.65				744.85
	06/28/11		2.75	Not Measured		741.74	738.99
	11/22/11		3.73				738.01

* = MW4 found damaged on 11/05/08 and therefore the data is suspect.

** = MW5 found damaged. Replaced protective casing and resurveyed relative to MW6.

Note: The riser and ground surface elevations for the monitoring wells were resurveyed in May 2010 to reflect post-development elevations.