GIS REGISTRY
Cover Sheet

March, 2010
(RR 5367)

Source Property Information

CLOSURE DATE: Oct 13, 2010

BRRTS #: **03-41-001331**

FID #:

ACTIVITY NAME: Jacobus Quickflash/Longview Fibre Co.

DATCP #:

PROPERTY ADDRESS: 3832-3898 N. 3rd Street

COMM #: 53212110998

MUNICIPALITY: Milwaukee

PARCEL ID #: 273-1401-111-8

***WTM COORDINATES:**

X: **689853** Y: **292696**

** 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)*

Land Use Controls:

☒ 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)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? *(234)*

◉ Yes ○ No ○ N/A

** Residual Contaminant Level*
***Site Specific Residual Contaminant Level*

GIS Registry Checklist

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

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

BRRTS #: 03-41-001331 PARCEL ID #: 273-1401-111-8

ACTIVITY NAME: Jacobus Quickflash/Longview Fibre Co. WTM COORDINATES: X: 689853 Y: 292696

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

- [x] **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)
- [x] **Conditional Closure Letter**
- [ ] **Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- [x] **Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
  Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- [ ] **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map *for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map.* (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

  Figure #: NA **Title:**
- [x] **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- [x] **Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
  Note: *Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*

  Figure #: 1 **Title: Site Location Map**
- [x] **Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 2,2,3,4 **Title: Site Layout Map, An. Rslts., Geotchncl Inv. Soil Boring Locations, Plot Test Design**
- [x] **Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL)as determined under s. NR 720.09, 720.11 and 720.19.

  Figure #: 1,5,3 **Title: Soil Impacts, Lmtd. Rem. Design Inv. Geoprobe Lctns., Geotech. Inv. Soil Boring Lctns.**

BRRTS #: 03-41-001331 ACTIVITY NAME: Jacobus Quickflash/Longview Fibre Co.

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 #: 4A **Title: Cross-Section Key**

Figure #: 4B **Title: Southwest-Northeast Geologic Cross Section**

☐ **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 #: NA **Title:**

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

Figure #: 6 **Title: Groundwater Elevation Contour Map (June 2008)**

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 #: A,1,2,1,9.. **Title: Soil An. Rslts., Dtctd. PVOC Conc. in Clctd. Soil Smpls., Dtctd DRO Conc. in Clctd. Soil.....**

☒ **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 #: 3A,3B,2,E-2 **Title: GW An. Rslts-VOC-PB, GW An. Rslts. PAH, CH2M Hill GW Smplng. Lab An. Rslts.....**

☒ **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 #: 4 **Title: Groundwater Elevations**

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 #: 03-41-001331 ACTIVITY NAME: Jacobus Quickflash/Longview Fibre Co.

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: 1

☒ **Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.

☒ **Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies).** This does not apply to right-of-ways.
Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

☒ **Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters: 1

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #: 03-41-001331

ACTIVITY NAME: Jacobus Quickflash/Longview Fibre Co.

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	3521 N. Richards Street, Milwaukee, WI	273-9996-8	689896	292710
B				
C				
D				
E				
F				
G				
H				
I				

commerce.wi.gov
Wisconsin
Department of Commerce

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
375 City Center, Suite I
Oshkosh, Wisconsin 54901-1805
TTY: Contact Through Relay
Fax: (920) 424-0217
Jim Doyle, Governor
Aaron Olver, Secretary

October 13, 2010

Jeffrey Allmon
Paul Hastings, Janofsky & Walker LLP
875 15th Street NW
Washington, DC 20005

RE: **Final Closure**

Commerce # 53212-1109-98-A DNR BRRTS # 03-41-001331
Jacobus Quickflash/Longview Fibre Company, 3832-3898 N. 3rd Street, Milwaukee

Dear Mr. Allmon:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. To review all sites on the GIS Registry web page, visit http://dnr.wi.gov/org/aw/rr/gis/index.htm. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. If soil is excavated, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State and federal regulations.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. It is in your best interest to keep all documentation related to environmental activities at your site.

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

Sincerely,

Beth A. Erdman

Beth A. Erdman
Senior Hydrogeologist
Site Review Section

cc: Gregory Walsh-Assured Environmental Associates, Inc.

commerce.wi.gov
Wisconsin
Department of Commerce

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
375 City Center, Suite I
Oshkosh, Wisconsin 54901-1805
TTY: Contact Through Relay
Fax: (920) 424-0217
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

April 13, 2010

Ms. Lisa Rushton
Paul Hastings Janofsky & Walker LLP
875 15th Street NW
Washington, DC 20005

RE: **Conditional Case Closure**

Commerce # 53212-1109-98-A DNR BRRTS # 03-41-001331
Jacobus Quickflash/Longview Fibre Company, 3832-3898 N. 3rd Street, Milwaukee

Dear Ms. Rushton:

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

During the final groundwater sampling event conducted on December 18, 2008 the preventive action limit (PAL) for chrysene was exceeded at monitoring well MW-3 at the neighboring property, at 0.14 micrograms per liter. Commerce is issuing a PAL exemption, per section NR 140.28(2), Wisconsin Administrative Code, for chrysene at 3521 N. Richards Street, Milwaukee.

The following condition must be satisfied to obtain final closure:

- Documentation of abandonment (WDNR Abandonment Form 330-5B) of monitoring wells MW-1 through MW-5 and MW-8.

Information submitted with your closure request will be included on the Department of Natural Resources (DNR) GIS Registry of Closed Remediation Sites. All sites on the Registry can be viewed via the Remediation and Redevelopment (RR) Sites Map at http://dnr.wi.gov/org/aw/rr/gis/index.htm. Because residual contamination remains at the time of case closure, if you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. If soil is excavated, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Costs for sampling and excavation activities conducted after the date of this letter are not eligible for PECFA reimbursement.

Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days from the date of this letter will not be eligible for PECFA reimbursement.

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

Sincerely,

Beth A. Erdman

Beth A. Erdman
Senior Hydrogeologist
Site Review Section

cc: Lauren Gromoski-AECOM

4

Document Number

Quit Claim Deed

09427241

DOC.# 09427241

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/03/2007 01:42PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 17.00

Recording Area

Preparer Information: (name, address & phone number)

Christopher C. Criglow
Perkins Coie LLP
1120 NW Couch Street, 10th Floor
Portland, OR 97209-4128
Phone: (503) 727-2000

Grantor:
Longview Fibre Paper and Packaging, Inc., a Washington corporation

Grantee:
U.S.C Acquisition Corp., a Delaware corporation

Name and Return Address
Jeremy Hilsman, Esq.
Paul Hastings Janofsky & Walker LLP
600 Peachtree St. NE, Ste. 2400
Atlanta, GA 30308

TRANSFER
$9375.00
FEE

273-1401-111-8
Parcel Identification Number (PIN)

PYJZ

After Recording, Return to:

Jeremy J. Hilsman, Esq.
Paul, Hastings, Janofsky & Walker LLP
600 Peachtree Street NE, Suite 2400
Atlanta, GA 30308

STATE OF WASHINGTON

COUNTY OF COWLITZ

QUITCLAIM DEED

THIS DEED, made this 27th day of April, 2007, between Longview Fibre Paper and Packaging, Inc., a Washington corporation (hereinafter called "Grantor"), and U.S.C. Acquisition Corp., a Delaware corporation (hereinafter called "Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH THAT: Grantor, for and in consideration of the sum of THREE MILLION ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($3,125,000.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quitclaim unto Grantee all the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the real property described in Exhibit A attached hereto and made a part hereof (the "Property"), together with all the rights, members and appurtenances to the Property in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD the Property unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the Property or its appurtenances.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

GRANTOR:

LONGVIEW FIBRE PAPER AND PACKAGING, INC., a Washington corporation

By: _____
Name: Frank V. McShane
Title: Sr. Vice President-Supply Chain Management

STATE OF WASHINGTON)
) ss.
County of Cowlitz)

I certify that I know or have satisfactory evidence that Frank V. McShane is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Sr. Vice President-Supply Chain Management of Longview Fibre Paper and Packaging, Inc., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

ROSEMARY Y PURCELL
COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 25, 2008
STATE OF WASHINGTON

_____
Notary Public for Washington
My Commission Expires: 03/25/2008

EXHIBIT A

Parcel I: All of Block 7, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 in Block 8, Lot 1 in Block 9, Lots 1, 2, 3 and 4 in Block 10, and Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 11 also with all those portions of adjoining vacated streets and alley as follows, to wit: (a) vacated West Abert Place between the East line of North Third Street and the Southwesterly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; (b) all of vacated North 2nd Street lying South of the Southwesterly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and North of the South line of Washington Park Subdivision; (c) the vacated North and South alley in said Block 8; (d) the vacated alley in Block 11; (e) vacated West Melvina Street located South of Block 7 and North of Lot 20 in Block 8 all of the foregoing property being located in Washington Park, being a Subdivision of a part of the Northeast 1/4 of Section 8, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel II: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, in Block 3, in Webster Avenue Addition; also that part of vacated West Vienna Avenue described in Resolution recorded as Document No. 5452931; also a strip of land approximately 4 feet in width, lying between Lot 1, Block 1, Netzow's Subdivision and Lot 21, in Block 3 in Webster Avenue Addition, further described as follows: Being all the land bounded on the North by Lot 21, in Block 3, in Webster Avenue Addition on the South by Lot 1, Block 1, Netzow's Subdivision and on the West by North First Street; also all of Lot 1, except the Southerly 15 feet thereof, in Block 1, in Netzow's Subdivision, a Resubdivision of Lot 22, in Block 4, in Keefe Avenue Subdivision No. 1, also together with that part of vacated West Vienna Avenue, all of which said lands are located in the Northeast ¼ of Section 8, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel III: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 in Block 1 in Vienna Park Subdivision, also together with vacated alley adjacent to the Easterly line of Lots 1-13, Block 1 in Vienna Park Subdivision, said lands are located in the Northeast ¼ of Section 8, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel IV: Part of the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Northwest Quarter of the Northeast Quarter, and part of the Southwest Quarter of the Northeast Quarter, Section 8, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin being more particularly described as follows:

Beginning at the Southeast corner of Washington Park, City of Milwaukee, Milwaukee County, Wisconsin; thence S36 degrees 02'00"E, along the Southwesterly line of the Soo Line Railroad, 507.62 feet to the Northerly line of Vienna Avenue being a 49.50 foot wide Right of Way; thence S89 degrees 18'00"W, along the Northerly line of said Vienna Avenue being a 49.50 foot wide Right of Way, 707.77 feet to a point; thence N00 degrees 00'00"E, along the Easterly line of Vienna Park, 414.15 feet to a point on the Southerly line of said Washington Park; thence N89 degrees 18'00"E, along the Southerly line of said Washington Park, 409.13 feet to the point of beginning.

Tax Key No.: 273-1401-111-8
Property Address: 3832-3898 North 3rd Street

Former Jacobus Quickflash Facility
3886-3896 N. 3rd Street, Milwaukee, Wisconsin

The contaminated property for which closure is being requested is accurately described by the legal description found on the City of Milwaukee's website (http://isdweb1.ci.mil.wi.us/cgi-bin/rema?a=2731401111z) and as listed below:

WASHINGTON PARK IN NE 1/4 SEC 8-7-22
DESCRIPTION ALL OF BLOCKS 7-8-9-10 & 11 & VAC STS & ALLEYS ADJ AND BLK 1
VIENNA PARK & VAC ALLEY ADJ ON E AND LANDS BDD ON N BY
WASHINGTON PAK SUBD-NE BY RR ROW-S BY W VIENNA AV & W BY VAC
ALLEY ADJ BLK 1 VIENNA PARK AND WEBSTER AVE ADD'N BLOCK 3
LOTS 1 TO 13 - LOTS 20 TO 33 &4' OF LAND BETW LOTS 20 & 21 &
N 27' LOT 1 BLK 1 NETZOW'S SUBD AND PT OF VAC W VIENNA AV
ADJ TO LOT 33 BLK 3 WEBSTER AVE ADDN & EASMT V2852 P 247
#3007286

Parcel ID: 273-1401-111-8

Responsible Party Printed Name: U.S. CORRUGATED, INC

Signature: CFO Lawrence S Gavlinski Date: 6/17/09

ENSR | AECOM

Scale: 1:24,000

Supplemental Site Investigation Report

Adapted from: USGS 7.5 minute series Milwaukee, WI topographic quadrangle in July 1, 1994.

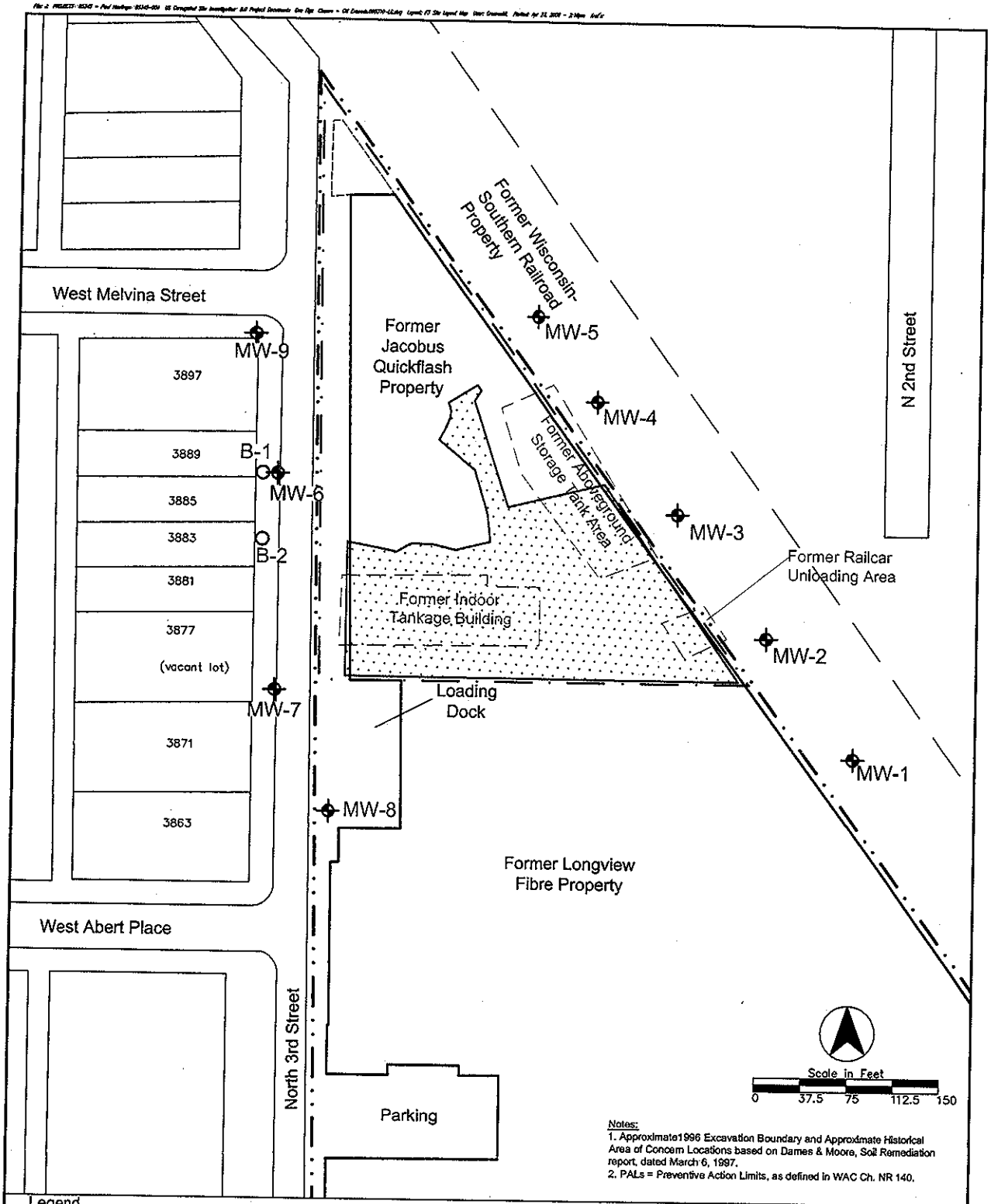
Site Location Map

U.S. Corrugated Facility
3886 - 3898 North 3rd Street
Milwaukee, WI

09-11-08 05345-004-001

Figure 1

www.ensr.aecom.com



Notes:
1. Approximate1996 Excavation Boundary and Approximate Historical Area of Concern Locations based on Dames & Moore, Soil Remediation report, dated March 6, 1997.
2. PALs = Preventive Action Limits, as defined in WAC Ch. NR 140.

Legend

- Approximate U.S. Corrugated Property Boundary
- Approximate Site Boundary (Former Jacobus Quickflash Property)
- Building
- Pavement
- Fence
- Parcel Boundary
- Former Railroad Right-of-Way Boundary
- 3863 Address of Residence
- Approximate Excavation Boundary (1996)
- Approximate Historical Area of Concern Locations
- Soil Boring\Monitoring Well Location (Installed by ENSR/AECOM, May 2008)
- Approximate Boring Locations (Sampled by AECOM, December 2008)
- Former Monitoring Well Location (Abandoned by AECOM, December 2008)

Site Layout Map
U.S. Corrugated Facility
3886-3896 North 3rd Street
Milwaukee, Wisconsin

Paul, Hastings, Janofsky and Walker LLP

PROJ. NO.: 05345-004 DATE: 2-4-09

ENSR | AECOM

ENSR CORPORATION
W238 N2890 Pewaukee Road, Unit D
262-523-2040
Pewaukee, Wisconsin 53072

SHEET NUMBER 1 2
DRAWING NUMBER
REVISION

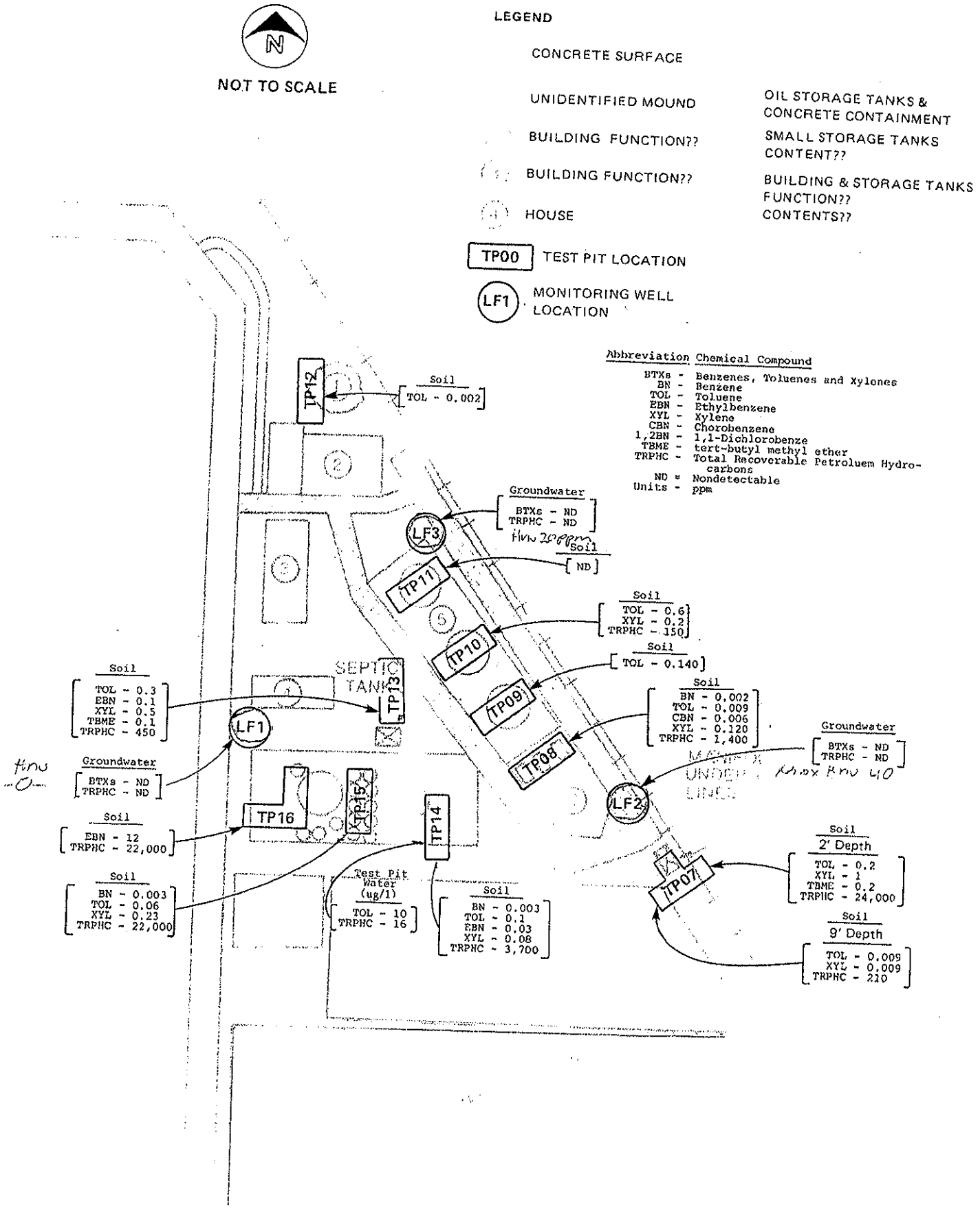
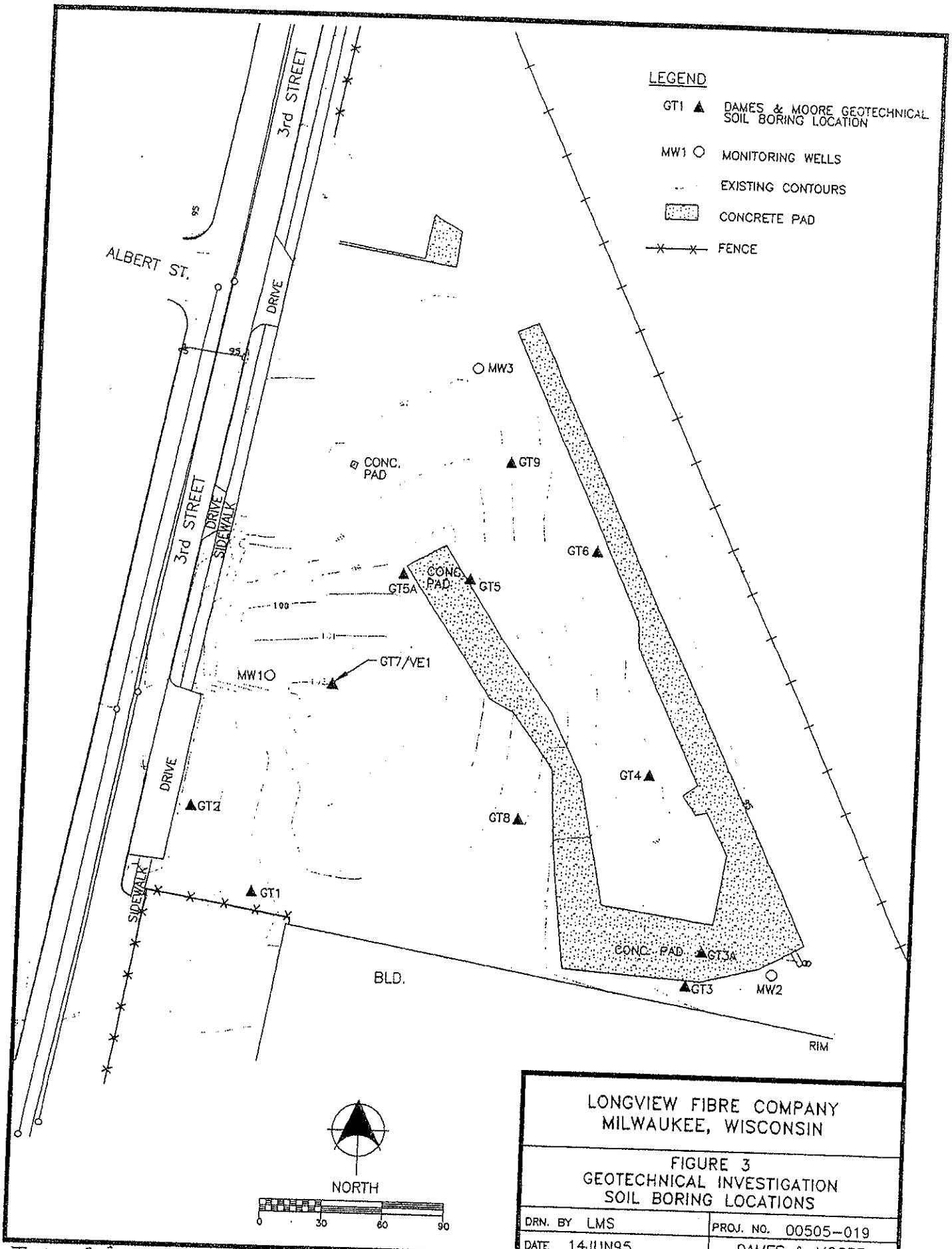


FIGURE 2
ANALYTICAL RESULTS
LONGVIEW FIBRE
JACOBUS QUICKFLASH PROPERTY

Taken from: CH2M Hill's Environmental Investigation & Remedial Action Plan For the Jacobus Quickfash Property Report, Dated November 1989.



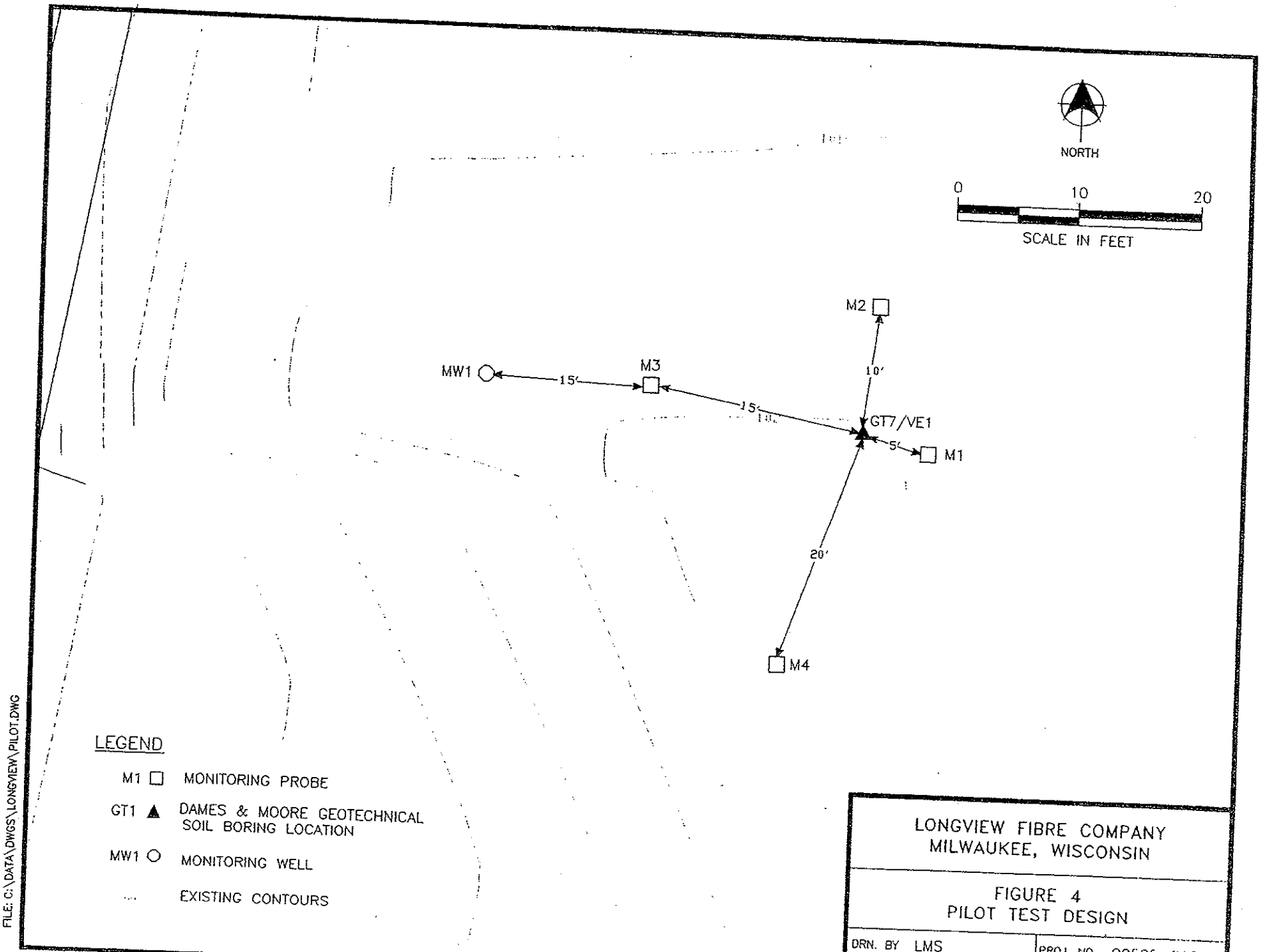
LONGVIEW FIBRE COMPANY
MILWAUKEE, WISCONSIN

FIGURE 3
GEOTECHNICAL INVESTIGATION
SOIL BORING LOCATIONS

DRN. BY LMS	PROJ. NO. 00505-019
DATE 14JUN95	DAMES & MOORE

FILE: C:\DATA\DWGS\LONGVIEW\GEOTECH.DWG

Taken from: Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report, dated June 15, 1995.

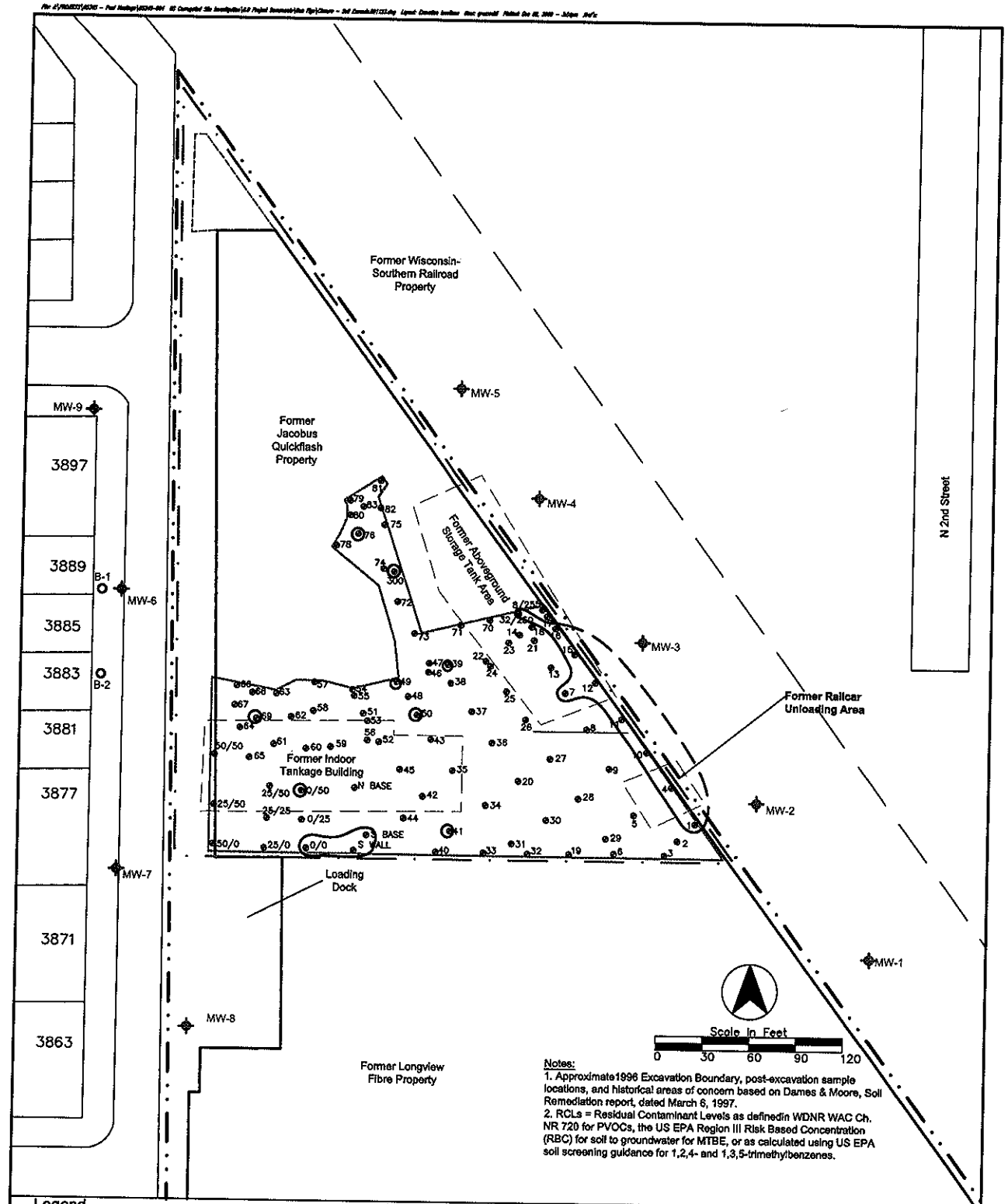


LONGVIEW FIBRE COMPANY
MILWAUKEE, WISCONSIN

FIGURE 4
PILOT TEST DESIGN

DRN. BY LMS	PROJ. NO. 00505-019
DATE 14JUN95	DAMES & MOORE

Taken from Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report, dated June 15, 1995.



Notes:
1. Approximate1996 Excavation Boundary, post-excavation sample locations, and historical areas of concern based on Dames & Moore, Soil Remediation report, dated March 6, 1997.
2. RCLs = Residual Contaminant Levels as definedin WDNR WAC Ch. NR 720 for PVOCs, the US EPA Region III Risk Based Concentration (RBC) for soil to groundwater for MTBE, or as calculated using US EPA soil screening guidance for 1,2,4- and 1,3,5-trimethylbenzenes.

Legend

- Approximate U.S. Corrugated Property Boundary
- Approximate Site Boundary (Former Jacobus Quickflash Property)
- Building
- Pavement
- Fence
- Parcel Boundary
- Former Railroad Right-of-Way Boundary
- 3863 Address of Residence
- Approximate Excavation Boundary (1996)
- Approximate Historical Area of Concern Locations
- Soil Boring\Monitoring Well Location (Installed by AECOM, May 2008)
- Approximate Boring Locations (Sampled by AECOM, December 2008)
- Former Monitoring Well Location(Abandoned by AECOM, December 2008)
- Horizontal Extent of Soil Impacts above the RCLs; dashed where inferred.
- ⊕34 Approximate Post-excavation Soil Sample Location (Collected by Dames & Moore, 1996)

Soil Impacts
U.S. Corrugated Facility
3886-3896 North 3rd Street
Milwaukee, Wisconsin

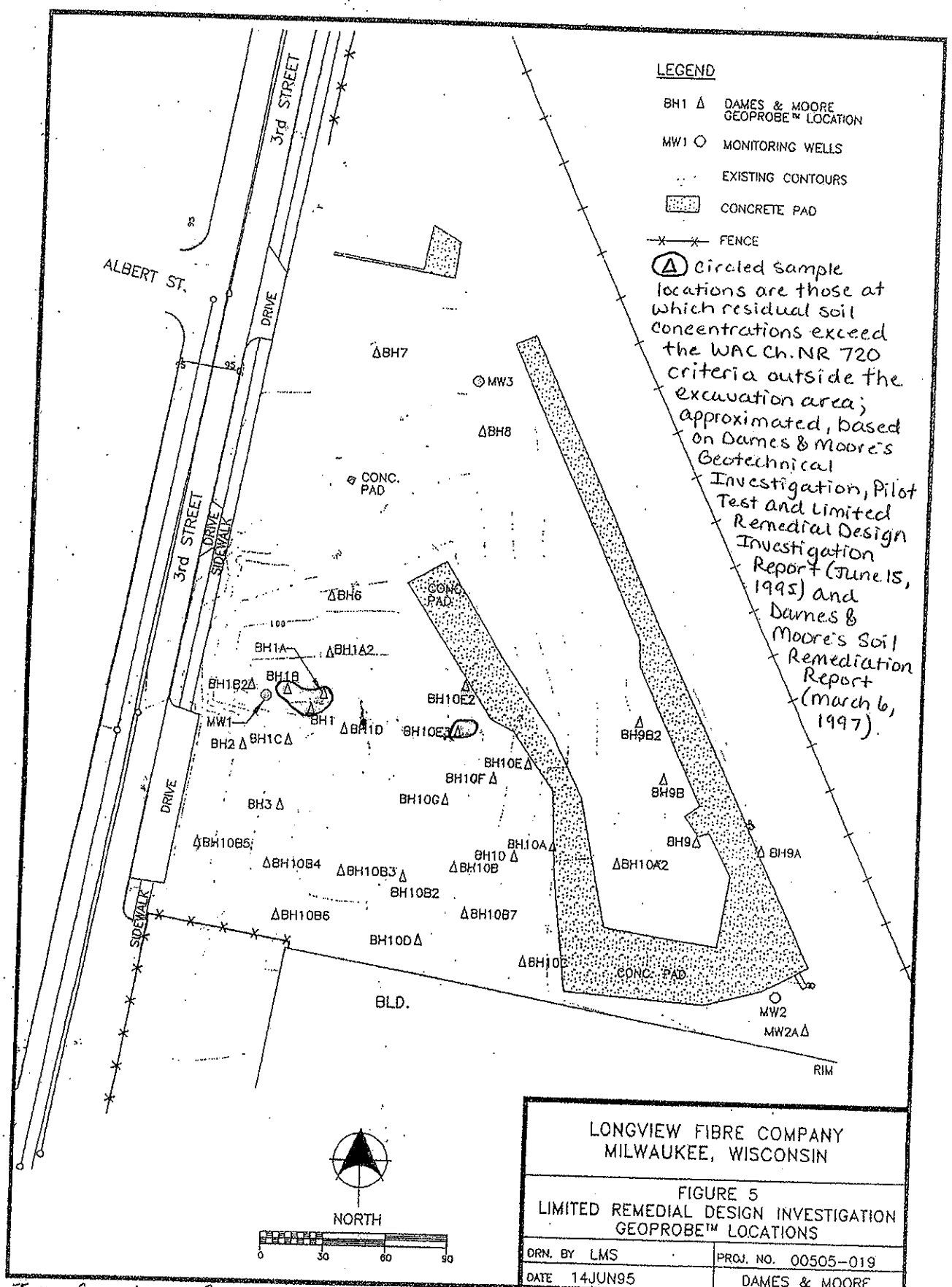
Paul, Hastings, Janofsky and Walker LLP

PROJ. NO.: 05345-004
DATE:4-10-09
Modified: 11-23-09

ENSR | AECOM

ENSR CORPORATION
N238 N2980 Peninsula Road, Unit D
262-573-2900
Pewaukee, Wisconsin 53072
www.aecom.com

REVISION 1
SHEET NUMBER 1
DRAWING NUMBER

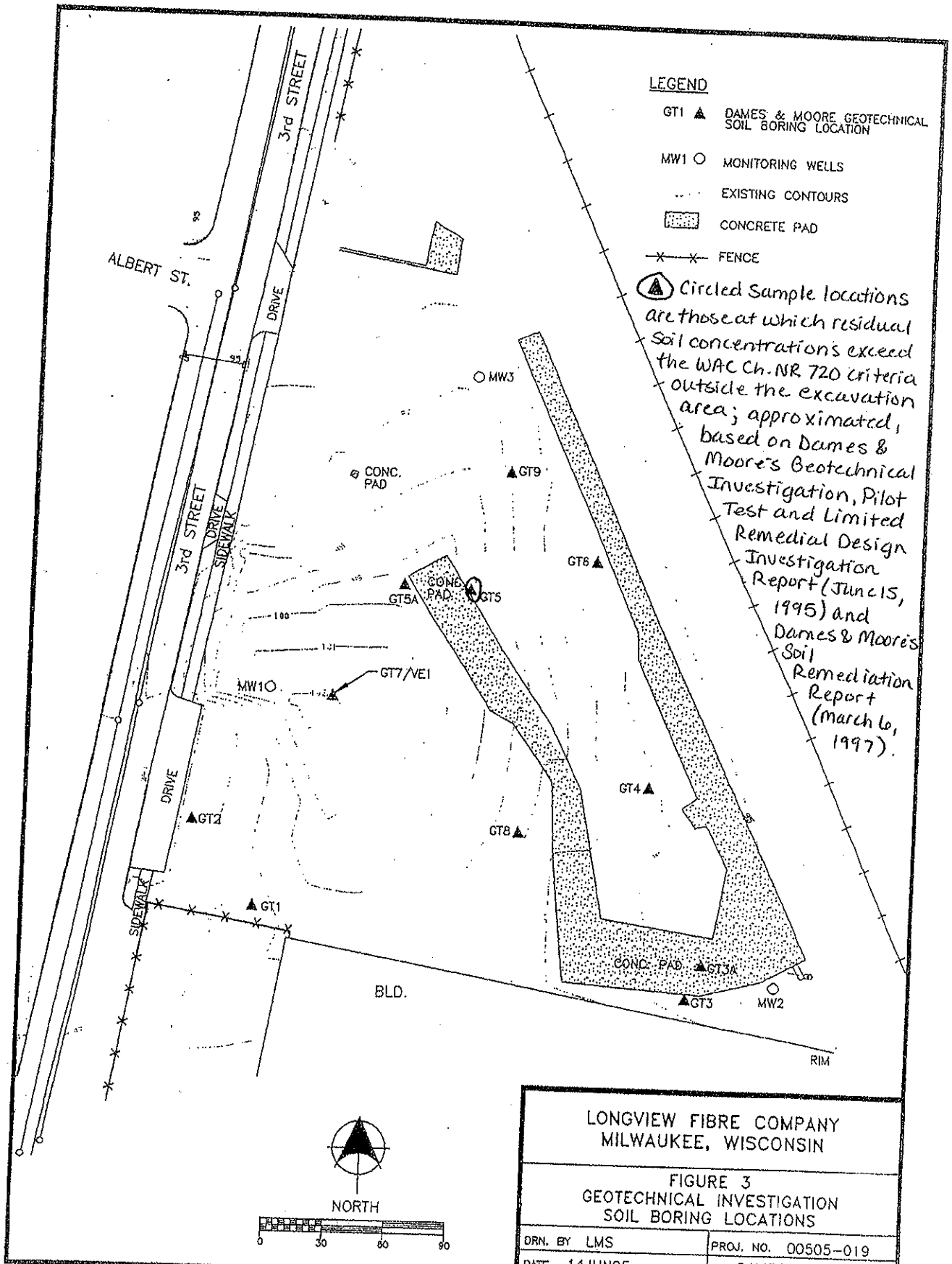


LONGVIEW FIBRE COMPANY
MILWAUKEE, WISCONSIN

FIGURE 5
LIMITED REMEDIAL DESIGN INVESTIGATION
GEOPROBE™ LOCATIONS

DRN. BY LMS	PROJ. NO. 00505-019
DATE 14JUN95	DAMES & MOORE

Taken from: Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report, dated June 15, 1995.



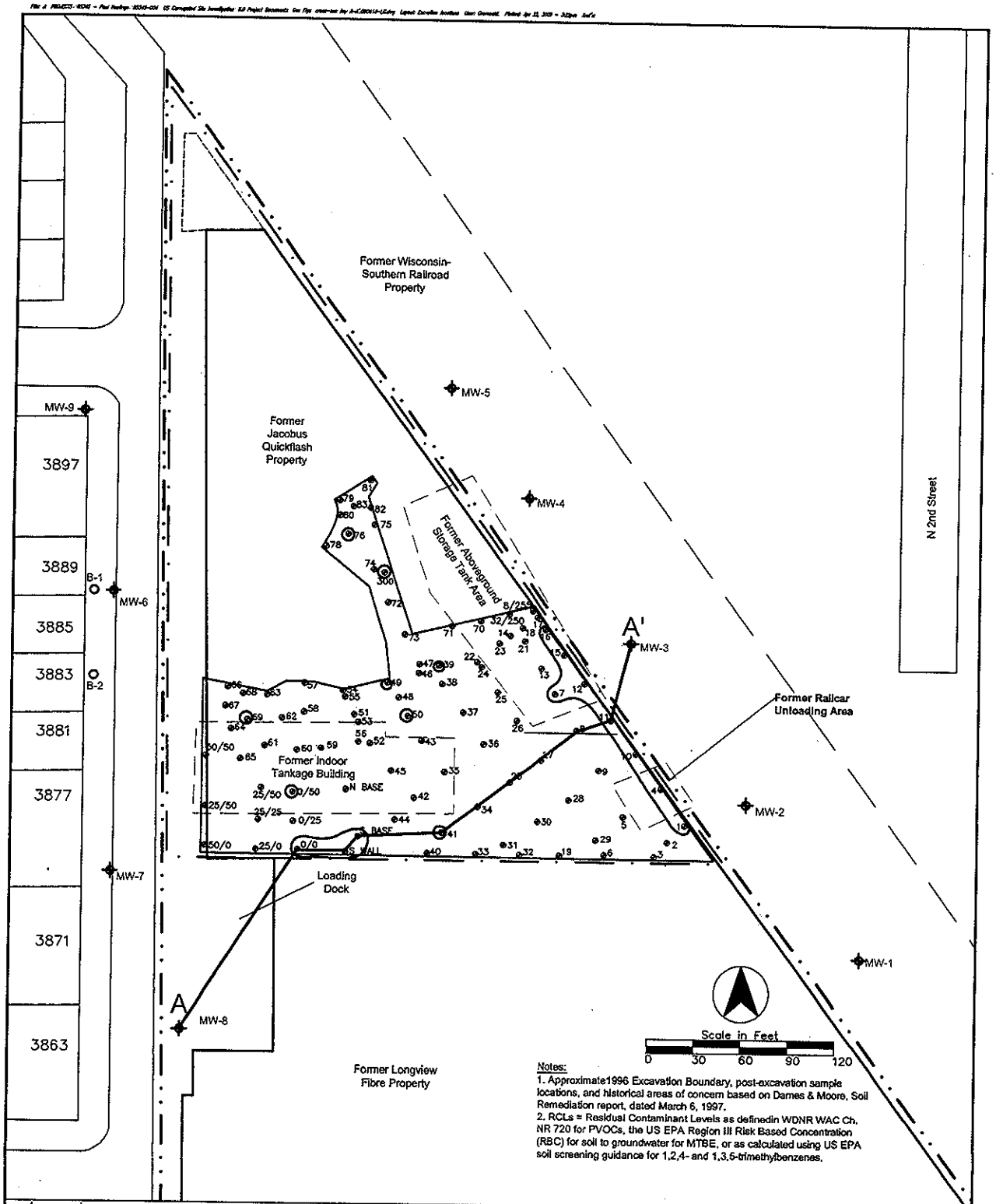
LONGVIEW FIBRE COMPANY
MILWAUKEE, WISCONSIN

FIGURE 3
GEOTECHNICAL INVESTIGATION
SOIL BORING LOCATIONS

DRN. BY LMS	PROJ. NO. 00505-019
DATE 14JUN95	DAMES & MOORE

FILE: C:\DATA\DWGS\LONGVIEW\GEOTECH.DWG

Taken from: Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report, dated June 15, 1995.



Notes:
1. Approximate1996 Excavation Boundary, post-excavation sample locations, and historical areas of concern based on Dames & Moore, Soil Remediation report, dated March 6, 1997.
2. RCLs = Residual Contaminant Levels as definedin WDNR WAC Ch. NR 720 for PVOCs, the US EPA Region III Risk Based Concentration (RBC) for soil to groundwater for MTBE, or as calculated using US EPA soil screening guidance for 1,2,4- and 1,3,5-trimethylbenzenes.

Legend

- Approximate U.S. Corrugated Property Boundary
- Approximate Site Boundary (Former Jacobus Quickflash Property)
- Building
- Pavement
- Fence
- Parcel Boundary
- Former Railroad Right-of-Way Boundary
- 3863 Address of Residence
- Approximate Excavation Boundary (1996)
- Approximate Historical Area of Concern Locations
- Soil Boring\Monitoring Well Location (Installed by AECOM, May 2008)
- Approximate Boring Locations (Sampled by AECOM, December 2008)
- Former Monitoring Well Location(Abandoned by AECOM, December 2008)
- Horizontal Extent of Soil Impacts above the RCLs
- ◆34 Approximate Post-excavation Soil Sample Location (Collected by Dames & Moore, 1996)
- A——A' Cross-Section Transect

Cross-Section Key
U.S. Corrugated Facility
3886-3896 North 3rd Street
Milwaukee, Wisconsin

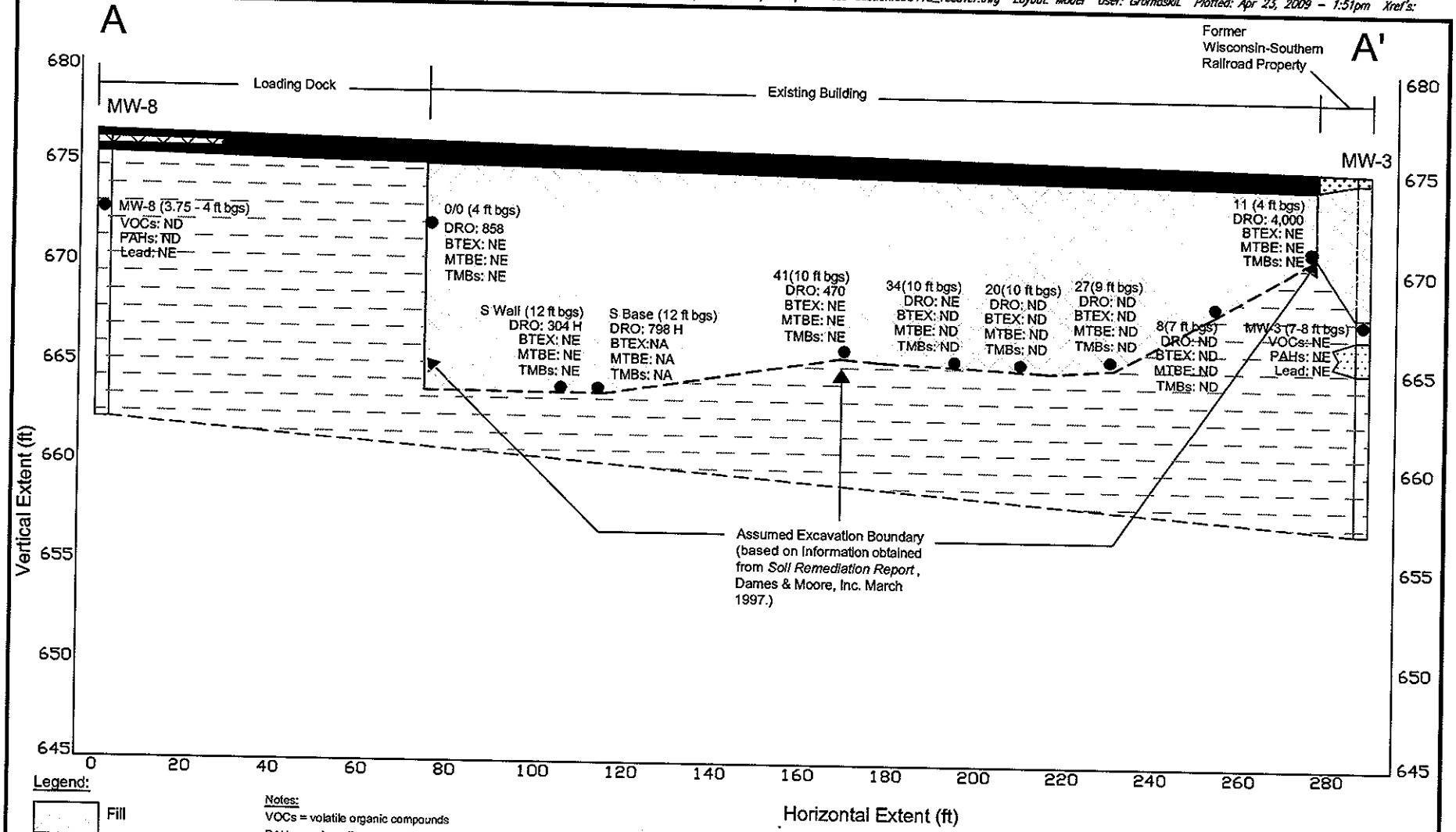
Paul, Hastings, Janofsky and Walker LLP

ENSR | AECOM

PROJ. NO.: 05345-004 DATE: 4-10-09

DRAWING NUMBER 48 SHEET NUMBER 1 OF 1

File: J:\PROJECTS\05345 – Paul Hastings\05345-004 US Corrugated Site Investigation\8.0 Project Documents\Reports-Ltrs\Closure – Apr 09\G6. cross-section.090415_recover.dwg Layout: Model User: GromoskiL Plotted: Apr 23, 2009 – 1:51pm Xref's:



Legend:

- Fill
- Fine Sand and Silt
- Concrete/Asphalt
- Hard Clay with fine to coarse sand
- Topsoil

Notes:

VOCs = volatile organic compounds
PAHs = polycyclic aromatic hydrocarbons
BTEX = benzene, toluene, ethylbenzene, xylenes
MTBE = methy tertiary butyl ether
DRO = diesel range organics
TMBs = 1,2,4- and 1,3,5-trimethylbenzenes
NE = No exceedances of the RCLs
NA = Not analyzed
Samples 0/0, S Wall, S Base, 41, and 11 collected by Dames & Moore, Inc. during the 1996 excavation (*Soil Remediation Report*, Dames & Moore, Inc. Mar. 1997).
Samples MW-8 and MW-3 collected by AECOM in May 2008.

● Sample location with concentrations in exceedance of the RCLs.
RCLs: As defined in WAC Ch. NR 720, Table 1, as taken from U.S. EPA Region III RBC Table (10-11-07), or as calculated using the U.S. EPA Soil Screening Guidance using WDNR default values.
H = flagged by the laboratory as having late eluting hydrocarbons present.
– – = inferred boundary

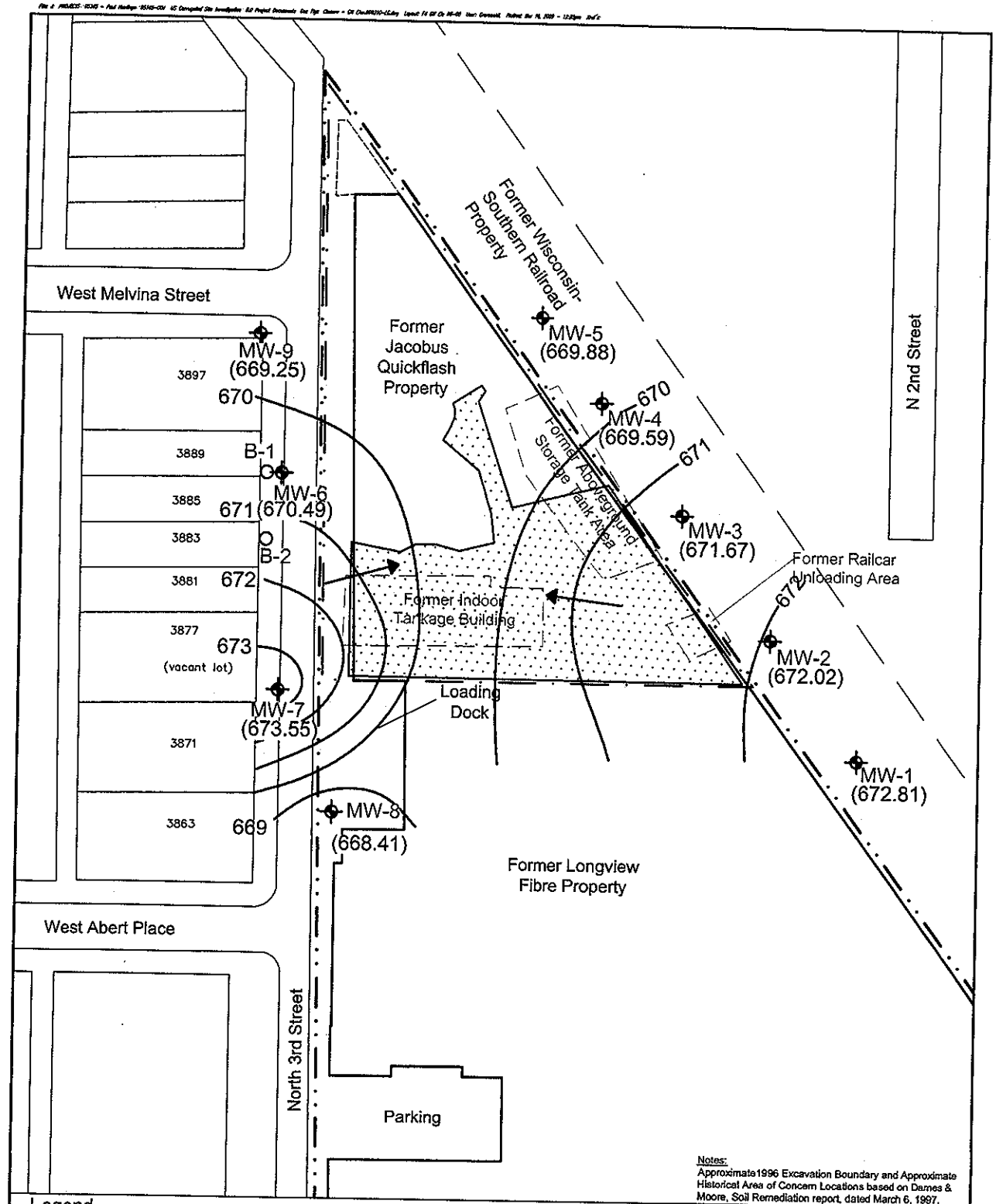
ENSR | AECOM

U.S. Corrugated Facility
3886-3896 North 3rd Street
Milwaukee, Wisconsin

Southwest - Northeast Geologic Cross-Section

DATE: 04-15-09 | DRWN: LG

FIGURE 4b



Notes:
Approximate1996 Excavation Boundary and Approximate Historical Area of Concern Locations based on Dames & Moore, Soil Remediation report, dated March 6, 1997.

Legend

- Approximate U.S. Corrugated Property Boundary
- Approximate Site Boundary (Former Jacobus Quickflash Property)
- Building
- Pavement
- Fence
- Parcel Boundary
- Former Railroad Right-of-Way Boundary
- 3863 Address of Residence
- Soil Boring\Monitoring Well Location (Installed by ENSR, May 2008)
- Approximate Excavation Boundary (1996)
- Approximate Historical Area of Concern Locations
- Groundwater Elevation Contour
- (672.81) Groundwater Elevation (measured in monitoring well)
- Groundwater Flow Direction

Scale in Feet: 0, 37.5, 75, 112.5, 150

Groundwater Elevation Contour Map (June 2008) U.S. Corrugated Facility 3886-3898 North 3rd Street Milwaukee, Wisconsin	Paul, Hastings, Janofsky and Walker LLP Supplemental Site Investigation Report	ENSR | AECOM	
	PROJ. NO.: 05345-004	DATE: 09-11-08	

ENSR CORPORATION
W238 N980 Perimeter Road, Unit D
262-523-2040
Pewaukee, Wisconsin 53072
www.ensr.aecom.com

Table A
Soil Analytical Results

U.S. Corrugated Facility
3886 - 3898 N. 3rd Street
Milwaukee, Wisconsin

Analyte	Sample ID, (Depth), Sample Date							RCLs		
	MW-1 (11-12) 5/13/2008	MW-2 (8) 5/13/2008	MW-3 (7-8) 5/13/2008	MW-4 (7) 5/14/2008	MW-5 (17-17.5) 5/14/2008	MW-6 (1.5-2) 5/14/2008	MW-7 (6.75-7.5) 5/15/2008	Direct Contact (Non-Industrial)	Direct Contact (Industrial)	Groundwater Protection
VOCs (µg/kg)										
n-Butylbenzene	<28	<30	300	<28	<29	<29	<30	NA	NA	NL
sec-Butylbenzene	<28	<30	100	<28	<29	<29	<30	NA	NA	NL
Isopropylbenzene	<28	<30	47	<28	<29	<29	<30	NA	NA	NL
n-Propylbenzene	<28	<30	110	<28	<29	<29	<30	NA	NA	NL
PAHs (µg/kg)										
Acenaphthene	<56	<59	160	<57	<59	<360	<55	900,000	60,000,000	38,000
Anthracene	<5.6	<5.9	370	12	<5.9	290	<5.5	5,000,000	300,000,000	3,000,000
Benzo (a) anthracene	<5.6	<5.9	1400	8.8	<5.9	**910**	<5.5	88	3,900	17,000
Benzo (b) fluoranthene	<5.6	<5.9	140	<5.7	<5.9	**820**	<5.5	88	3,900	360,000
Benzo (k) fluoranthene	<5.6	<5.9	85	<5.7	<5.9	540	<5.5	880	39,000	870,000
Benzo (a) pyrene	<5.6	<5.9	120	<5.7	<5.9	**1000**	<5.5	8.8	390	48,000
Benzo (g,h,i) perylene	<5.6	<5.9	87	<5.7	<5.9	830	<5.5	1,800	39,000	6,800,000
Chrysene	<5.6	<5.9	470	<5.7	<5.9	870	<5.5	8,800	390,000	37,000
Dibenzo (a,h) anthracene	<8.4	<8.9	<24	<8.5	<8.8	**120**	<8.2	8.8	390	38,000
Fluoranthene	<11	<12	2100	22	<12	2800	<11	600,000	40,000,000	500,000
Fluorene	<11	<12	790	<11	<12	110	<11	600,000	40,000,000	100,000
Indeno (1,2,3-cd) pyrene	<5.6	<5.9	79	<5.7	<5.9	**730**	<5.5	88	3,900	680,000
1-Methylnaphthalene	<34	<36	2400	<34	<35	<220	<33	1,100,000	70,000,000	23,000
2-Methylnaphthalene	<28	<30	4000	<28	<29	810	<28	600,000	40,000,000	20,000
Phenanthrene	<5.6	<5.9	1700	8.7	<5.9	1400	<5.5	18,000	390,000	1,800
Pyrene	<5.6	<5.9	1300	24	<5.9	1800	<5.5	500,000	30,000,000	8,700,000
Metals (mg/kg)										
Lead	10	13	9.9	9.2	8.6	14	10	50	500	NL

Table A
Soil Analytical Results

U.S. Corrugated Facility
3886 - 3898 N. 3rd Street
Milwaukee, Wisconsin

Analyte	Sample ID, (Depth), Sample Date					RCLs		
	MW-8 (3.75-4.5) 5/15/2008	MW-9 (14-14.5) 5/15/2008	B-1 (2) 12/18/2008	B-1 (dup) (2) 12/18/2008	B-2 (2) 12/18/2008	Direct Contact (Non-Industrial)	Direct Contact (Industrial)	Groundwater Protection
VOCs (µg/kg)								
n-Butylbenzene	<28	<29	NS	NS	NS	NA	NA	NL
sec-Butylbenzene	<28	<29	NS	NS	NS	NA	NA	NL
Isopropylbenzene	<28	<29	NS	NS	NS	NA	NA	NL
n-Propylbenzene	<28	<29	NS	NS	NS	NA	NA	NL
PAHs (µg/kg)								
Acenaphthene	<56	<59	<53	<66	<56	900,000	60,000,000	38,000
Anthracene	<5.6	<5.9	<5.3	<6.6	<5.6	5,000,000	300,000,000	3,000,000
Benzo (a) anthracene	<5.6	<5.9	26	<6.6	<5.6	88	3,900	17,000
Benzo (b) fluoranthene	<5.6	<5.9	23	8.2	<5.6	88	3,900	360,000
Benzo (k) fluoranthene	<5.6	<5.9	14	<6.6	<5.6	880	39,000	870,000
Benzo (a) pyrene	<5.6	<5.9	**29**	<6.6	<5.6	8.8	390	48,000
Benzo (g,h,i) perylene	<5.6	<5.9	27	17	6.1	1,800	39,000	6,800,000
Chrysene	<5.6	<5.9	25	7.8	<5.6	8,800	390,000	37,000
Dibenzo (a,h) anthracene	<8.4	<8.8	<7.9	<10	<8.4	8.8	390	38,000
Fluoranthene	<11	<12	65	17	<11	600,000	40,000,000	500,000
Fluorene	<11	<12	<11	<13	<11	600,000	40,000,000	100,000
Indeno (1,2,3-cd) pyrene	<5.6	<5.9	23	<6.6	<5.6	88	3,900	680,000
1-Methylnaphthalene	<33	<35	<32	44	<33	1,100,000	70,000,000	23,000
2-Methylnaphthalene	<28	<29	75	120	74	600,000	40,000,000	20,000
Phenanthrene	<5.6	<5.9	25	7.3	<5.6	18,000	390,000	1,800
Pyrene	<5.6	<5.9	73	15	9.9	500,000	30,000,000	8,700,000
Metals (mg/kg)								
Lead	8.8	8.6	NS	NS	NS	50	500	NL

Notes:
Only analytes with reported concentrations are listed.
All depths reported in feet below ground surface
VOCs = volatile organic compounds
PAHs = polycyclic aromatic hydrocarbons
µg/kg = micrograms per kilogram (parts per billion)
mg/kg = milligrams per kilogram (parts per million)
NA = not applicable
NS = not sampled
NL = no criterion listed for compound
RCLs = Residual Contaminant Levels.
Direct Contact = RCLs that apply to soil collected within four feet of the ground surface, either as defined in Wisconsin Administrative Code Chapter NR 720 or WDNR 1993 Interim Guidance Table 1 for polycyclic aromatic hydrocarbons.
Groundwater Protection = RCLs based on the protection of groundwater, either as defined in Wisconsin Administrative Code Chapter NR 720, or WDNR 1993 Interim Guidance Table 1 for polycyclic aromatic hydrocarbons.
Industrial = Industrial, per Wisconsin Administrative Code Chapter NR 720.
Non-Industrial = Non-Industrial, per Wisconsin Administrative Code Chapter NR 720.
Concentrations in bold are at or above the RCLs.

Source: Soil Remediation Report, Dames & Moore, Inc., March 1997

TABLE 1
DETECTED PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) CONCENTRATIONS IN COLLECTED SOIL SAMPLES (µg/kg)

SAMPLE IDENTIFIER	SAMPLE IDENTIFIER SHOWN ON FIGURE 3	XYLENES	MTBE	BENZENE	TOLUENE	ETHYLBENZENE	1,2,4-TMB	1,3,5-TMB
EX0-015005	15	4,100	210	<130	150	790	6,300	7,500
EX0-016004	16	2,100	<130	<130	<130	620	4,600	1,700
EX019004	19	680	<25	<25	<25	210	<25	540
EX022005	22	250	<25	<25	<25	120	<25	300
EX0422021	42	<75	<25	<25	<25	<25	61	140
EX044021	44	190	<25	<25	<25	46	360	760
EX045015	45	<75	<25	<25	<25	<25	95	220
EX064007	64	98	<25	<25	<25	<25	<25	<25
EX068014	68	830	<25	<25	160	180	190	140
EX069014	69	1,300	<25	45	140	370	1,200	500
EX039003	39	510	<25	<25	<25	89	<25	310
EX041010	41	<75	<25	<25	<25	<25	94	55
EX001004	1	18,000	<500	<500	<500	3,700	31,000	12,000
EX003005	3	180	<25	<25	<25	58	<25	220
EX004004	4	2,300	570	<500	<500	570	<500	2,400
EX007008	7	430	<25	<25	85	100	310	310
EX010004	10	2,300	<130	<130	<130	580	1,300	990
EX011004	11	1,100	<130	<130	<130	290	640	580
EX012004	12	370	<25	<25	67	120	350	410
BASE/UST	BASE/UST	<84	<28	<11	<28	<28	78	<28
S. WALL H	S WALL	<338M	<28	<11	69	72	191	203
EX 0/50 H	0/50	<537M	<55	<22	<55	100	493	230
EX 25/0 H	25/0	<397M	<28	<11	30	65	511	170
EX 0/0 H	0/0	<429M	<28	<11	89	92	226	248
EX0/25 H	0/25	<220M	<28	<11	<28	43	264	91
EX 32/250	32/250	<148M	<28	<11	<28	30	228	<125M
EX 074/004	74	<84	<28	<11	<28	<28	37	<28
EX079/003	79	90	<29	<12	<29	<29	45	39
EX-300/180/2	300	1,000	<58	67	<58	831	<58	3,000

NOTES:
1. µg/kg = micrograms per kilogram
2. MTBE = Methyl Tertiary Butyl Ether
3. 1,2,4-TMB = 1,2,4-Trimethylbenzene
4. 1,3,5-TMB = 1,3,5-Trimethylbenzene
5. Shaded values exceed the Residual Contaminant Levels (RCLs)
6. H = indicated by the project laboratory to have late eluting hydrocarbons present.
7. M = indicated by the project laboratory to have matrix interference, resulting in elevated detection limit.
8. RCLs for benzene, toluene, ethylbenzene, and xylenes are defined in Wisconsin Administrative Code (WAC) Chapter NR 720, Table 1.
9. RCL for MTBE taken from U.S. EPA Region III Risk-Based Concentration (RBC) for MTBE for soil to groundwater based on a dilution attenuation factor of one, which is protective of a tap water RBC of 2.6 micrograms per liter (U.S. EPA Region III RBC Table, 10-11-07).
10. RCLs for 1,2,4- and 1,3,5-TMBs calculated using the U.S. EPA Soil Screening Guidance using the Wisconsin Department of Natural Resources default values

Source: Soil Remediation Report, Dames & Moore, Inc., March 1997

TABLE 2
DETECTED DIESEL RANGE ORGANICS (DRO) CONCENTRATIONS IN COLLECTED SOIL SAMPLES
(mg/kg)

SAMPLE IDENTIFIER	SAMPLE IDENTIFIER SHOWN ON FIGURE 3	DRO
EX0-015005	15	1,500
EX0-016004	16	6,000
EX042021	42	220
EX043021	43	140
EX049005	49	650
EX050007	50	260
EX034010	34	11
EX039003	39	1,100
EX041010	41	470
EX001004	1	10,000
EX002010	2	30
EX003005	3	30
EX004004	4	3,000
EX007008	7	270
EX010004	10	13,000
EX011004	11	4,000
EX012004	12	1,000
WEST W/UST	WEST W/UST	22
NORTH W/UST	NORTH W/UST	16
BASE/UST	BASE/UST	15
EAST W/UST	EAST W/UST	14
SOUTH W/UST	SOUTH W/UST	12
EX 8/255	8/255	14
EX 32/250	32/250	410 H
EX0/25	0/25	40
EX0/0	0/0	858
EX 25/0	25/0	7
EX 0/50	0/50	263
N BASE	N BASE	91 H
S BASE	S BASE	798 H
S WALL	S WALL	3043 H
EX 36/25/8	36	9
EX 36/50/7	36	23
EX 42/25/4	42	69
EX 42/50/4	42	11
EX070/004	70	12 H
EX071/006	71	10
EX072/004	72	8
EX073/005	73	8
EX074/004	74	6
EX075/004	75	146
EX076/008	76	605
EX078/005	78	11
EX080/006	80	16
EX081/003	81	10
EX082/004	82	14
EX083/006	83	89 H
EX-300/180/2	300	7,970

NOTES: 1. mg/kg = milligrams per kilogram
2. Shaded values in excess of 250 mg/kg NR 720 Residual Contaminant Level for Low Permeability Soils
3. H = indicated by the project laboratory to have late eluting hydrocarbons present.

Taken from: Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report, dated June 15, 1995.

Table 1
Summary of June 1994 Laboratory Results

Sample Location	Sample Depth (ft)	DRO (mg/kg)	GRO (mg/kg)	Sample Date
BH-1	6-8	NA	1,100	October 8, 1992
BH-1	12-14	610	7.9	October 8, 1992
[redacted]				
BH-6	5-7	10	NA	November 11, 1992
BH-7	5-7	BQL	NA	November 16, 1992
BH-8	13-15	57	NA	November 16, 1992
[redacted]				
GT-2	6-8	5.2	NA	June 15, 1994
[redacted]				
GT-5	4-6	1,900	NA	June 15, 1994
GT-6	8-10	BQL	NA	June 14, 1994
GT-7	4-6	BQL	NA	June 15, 1994
[redacted]				

BQL - Below Quantification Limit
NA - Not analyzed
mg/kg - milligrams per kilogram
Shadow - Concentrations in excess of Interim Closure Guidelines for DRO/GRO

Modified by AECOM, Inc. to include approximately only those sample locations outside the 1996 excavation area (based on Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report [June 15, 1995] and Dames & Moore's Soil Remediation Report [March 6, 1997]).

Taken from: Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report, dated June 15, 1995.

Table 9
March 1995 Mobile Laboratory Results
Diesel Range Organics/Gasoline Range Organics
Milligrams per Kilogram (mg/kg)

Sample Identification	Sample Depth (feet)	Diesel Range Organics (mg/kg)	Gasoline Range Organics (mg/kg)
BH-1	14-16	ND	ND
BH-1A	7-9	ND	370J
BH-1A	11-13	ND	ND
BH-1A2	8-10	N/R	ND
BH-1B	8-10	ND	320J
BH-1B	16-18	ND	ND
BH-1B2	8-10	N/R	ND
[redacted]			
GT-5	4-6	ND	N/R
GT-5A	4-6	ND	N/R
[redacted]			

N/R = Not Requested
ND = Not Detected
J = The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.
Shadow = Concentrations in excess of Interim Closure Guidelines for DRO/GRO.

Modified by AECOM, Inc. to include approximately only those sample locations outside the 1996 excavation area (based on Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report [June 15, 1995] and Dames & Moore's Soil Remediation Report [March 6, 1997]).

Table 9
March 1995 Mobile Laboratory Results
Diesel Range Organics/Gasoline Range Organics
Milligrams per Kilogram (mg/kg)

Sample Identification	Sample Depth (feet)	Diesel Range Organics (mg/kg)	Gasoline Range Organics (mg/kg)
[redacted]			
BH-10B5	4-6	ND	N/R
[redacted]			
BH-10E2	4-6	ND	N/R
BH-10E3	4-6	660	N/R
BH-10E3	6-8	280	N/R
[redacted]			

N/R = Not Requested
ND = Not Detected
J = The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.
Shadow = Concentrations in excess of Interim Closure Guidelines for DRO/GRO.

Modified by AECOM, Inc. to include approximately only those sample locations outside the 1996 excavation area (based on Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report [June 15, 1995] and Dames & Moore's Soil Remediation Report [March 6, 1997]).

Taken from: Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report, dated June 15, 1995.

Table 10
March 1995 Confirmation Laboratory Results
Diesel Range Organics
Milligrams per Kilogram (mg/kg)

Sample Identification	Sample Depth (feet)	Diesel Range Organics (mg/kg)
BH1B2	8-10	<4.4
[redacted]		
BH10B5	4-6	<4.4
[redacted]		
BH10E2	4-6	<4.4
[redacted]		

J = The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in the sample.

Shadow = Concentrations in excess of Interim Closure Guidelines for DRO/GRO.

Modified by AECOM, Inc. to include approximately only those sample locations outside the 1996 excavation area (based on Dames & Moore's Geotechnical Investigation, Pilot Test and Limited Remedial Design Investigation Report [June 15, 1995] and Dames & Moore's Soil Remediation Report [March 6, 1997]).

Table 3A
Groundwater Analytical Results - VOCs and Lead

U.S. Corrugated Facility
3886 - 3898 N. 3rd Street
Milwaukee, Wisconsin

			VOCs and Lead								
			n-Butylbenzene	sec-Butylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes, Total	Lead
		ES	NL	NL	NL	100	NL	480 [1]		10,000	15
Well ID	Date	PAL	NL	NL	NL	10	NL	96 [1]		1,000	1.5
MW-1	7/9/2008		<0.20	<0.25	<0.20	<0.25	<0.50	<0.20	<0.20	<0.50	0.16 J
MW-2	7/9/2008		<0.20	<0.25	<0.20	<0.25	<0.50	<0.20	<0.20	<0.50	0.31 J
MW-3	7/9/2008		<0.20	1.5	2.9	0.67 J	4.2	<0.20	<0.20	0.55 J	0.15 J
MW-3 (dup)	7/9/2008		1.8	1.3	2.9	0.69 J	4.2	0.22 J	0.38 J	0.58 J	<0.12
MW-4	7/9/2008		<0.20	<0.25	<0.20	<0.25	<0.50	<0.20	<0.20	<0.50	<0.12
MW-5	7/8/2008		<0.20	<0.25	<0.20	<0.25	<0.50	<0.20	<0.20	<0.50	<0.12
MW-6	7/9/2008		<0.20	<0.25	<0.20	<0.25	<0.50	<0.20	<0.20	<0.50	0.12 J
MW-7	7/8/2008		<0.20	<0.25	<0.20	<0.25	<0.50	<0.20	<0.20	<0.50	0.14 J
MW-8	7/9/2008		<0.20	<0.25	<0.20	<0.25	<0.50	<0.20	<0.20	<0.50	<0.12
MW-9	7/8/2008		<0.20	<0.25	<0.20	<0.25	<0.50	<0.20	<0.20	<0.50	0.14 J

Notes:

Only analytes with reported concentrations are shown.
VOCs = volatile organic compounds
Lead = dissolved lead
All results reported in micrograms per liter (ug/L).
(dup) = duplicate sample analyzed
J = Results reported between the Method Detection Limit and the Limit of Quantitation (LOQ) are less certain than results at or above the LOQ.
ES = Enforcement Standard per Wisconsin Administrative Code Chapter NR 140.
PAL = Preventive Action Limit per Wisconsin Administrative Code Chapter NR 140.
NL = criterion not listed
[1] = The ES and PAL for 1,2,4-TMB and 1,3,5-TMB are the combined total of the compounds.

Table 3B
Groundwater Analytical Results - PAHs

U.S. Corrugated Facility
3886 - 3898 N. 3rd Street
Milwaukee, Wisconsin

			PAHS													
			Acenaphthene	Anthracene	Benzo (a) anthracene	Benzo (b) fluroanthene	Benzo (k) fluoranthene	Benzo (a) pyrene	Chrysene	Fluoranthene	Fluorene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene
		ES	NL	3,000	NL	0.2	NL	0.2	0.2	400	400	NL	NL	NL	NL	250
Well ID	**Date**	**PAL**	NL	600	NL	0.02	NL	0.02	0.02	80	80	NL	NL	NL	NL	50
MW-1	7/9/2008		<0.33	<0.038	<0.044	<0.098	<0.049	<0.032	<0.041	<0.081	<0.062	<0.32	<0.31	<0.40	<0.030	<0.044
MW-2	7/9/2008		0.78 J	<0.039	<0.045	<0.10	<0.051	<0.033	<0.042	<0.084	<0.064	<0.33	0.72 J	<0.41	<0.031	<0.045
MW-3	7/9/2008		6.7	0.85	0.94	<0.098	0.14	**0.13**	**0.28**	7.6	20	150	180	3.2	15	3.4
MW-3 (dup)	7/9/2008		5.4	1.6	2.1	**0.29**	0.32	**0.19**	**0.91**	7.5	15	120	130	3.7	13	4.3
MW-3	12/18/2008		4.3	1.4	0.11 J	<0.098	<0.049	<0.032	**0.14**	0.97	14	110	110	<0.40	9.6	0.17
MW-3 (dup)	12/18/2008		3.5	1.1	0.049 J	<0.098	<0.049	<0.032	**0.084 J**	3.1	10	75	72	<0.40	7.4	0.27
MW-4	7/9/2008		<0.92	<0.11	<0.12	<0.27	<0.14	<0.089	<0.11	<0.22	<0.17	<0.89	<0.86	<1.1	<0.083	<0.12
MW-5	7/9/2008		<0.33	<0.038	<0.044	<0.098	<0.049	<0.032	<0.041	<0.081	<0.062	<0.32	<0.31	<0.40	<0.030	<0.044
MW-6	7/9/2008		<0.33	<0.038	<0.044	<0.098	<0.049	<0.032	<0.041	<0.081	<0.062	<0.32	<0.31	<0.40	<0.030	<0.044
MW-7	7/9/2008		<0.33	<0.038	<0.044	<0.098	<0.049	<0.032	<0.041	<0.081	<0.062	<0.32	<0.31	<0.40	<0.030	<0.044
MW-8	7/9/2008		<0.34	<0.040	<0.046	<0.10	<0.051	<0.033	<0.043	<0.084	<0.065	<0.33	<0.32	<0.42	<0.031	<0.046
MW-9	7/9/2008		<0.33	<0.038	<0.044	<0.098	<0.049	<0.032	<0.041	<0.081	<0.062	<0.32	<0.31	<0.40	<0.030	<0.044

Notes:

Only analytes with reported concentrations are shown.
PAHs = polycyclic aromatic hydrocarbons
All results reported in micrograms per liter (ug/L).
(dup) = duplicate sample analyzed
J = Results reported between the Method Detection Limit and the Limit of Quantitation (LOQ) are less certain than results at or above the LOQ.
ES = Enforcement Standard per Wisconsin Administrative Code Chapter NR 140.
PAL = Preventive Action Limit per Wisconsin Administrative Code Chapter NR 140.
NL = criterion not listed
Concentrations in **bold** indicate an exceedance of the PAL.
Concentrations in **bold** and boxed indicate an exceedance of the ES.

Taken from: Dames & Moore's Supplemental Investigation Report, dated February 1993.

TABLE 2
CH2M HILL GROUND WATER SAMPLING LABORATORY ANALYTICAL RESULTS
See Figure 4 for Monitoring Well Locations

SAMPLING LOCATION / PARAMETER	MW 1	MW 2	MW 3
Benzene	BMDL	BMDL	BMDL
Toluene	BMDL	BMDL	BMDL
Ethyl Benzene	BMDL	BMDL	BMDL
Xylene	BMDL	BMDL	BMDL
Chlorobenzene	BMDL	BMDL	BMDL
1,4-Dichlorobenzene	BMDL	BMDL	BMDL
1,3-Dichlorobenzene	BMDL	BMDL	BMDL
1,2-Dichlorobenzene	BMDL	BMDL	BMDL
Methyl tert-butyl ether	BMDL	BMDL	BMDL
Total Recoverable Petroleum Hydrocarbons	<0.8 mg/l	<0.8 mg/l	<0.8 mg/l

Note: BMDL = Below Method Detection Limit
mg/l = mg/l is approximately equal to ppm

Taken from: CH2M Hill's Environmental Investigation and Remedial Action Plan Report, dated November 1989.

TABLE E-2

JACOBUS QUICKFLASH PROPERTY
LONGVIEW FIBRE MONITORING WELL ANALYTICAL RESULTS
MILWAUKEE, WISCONSIN
GL024085.C2

SAMPLE NO:	LF-1	LF-2	LF-2MS	LF-2MSD	LF-3	LF-3D	LF-B
MEDIUM:	Water	Water	Water	Soil	Soil	Soil	Soil
UNITS:	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
DATE SAMPLED:	10-26-88	10-26-88	10-26-88	10-26-88	10-26-88	10-26-88	10-26-88
LAB NUMBER:	12186	12186	12186	12186	12186	12186	12186
COMPOUND/TEST							
Benzene	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL
Toluene	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL
Ethyl Benzene	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL
Xylene	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL
Chlorobenzene	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL
1,4-Dichlorobenzene	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL
1,3-Dichlorobenzene	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL
1,2-Dichlorobenzene	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL
tert-butyl methyl ether	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL	BMDL
Total Recoverable Petroleum Hydrocarbons	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8

BMDL - Below Method Detection Limit

Table 4
Groundwater Elevations

U.S. Corrugated Facility
3886 - 3898 N. 3rd Street
Milwaukee, Wisconsin

Location	Ground Surface	TOC	TOS	July 8, 2008			December 18, 2008		
				DTW	BGS	GW Elev	DTW	BGS	GW Elev
MW-1	674.40	673.54	664.84	0.73	1.59	672.81	NM	NM	NM
MW-2	674.85	674.36	666.62	2.34	2.83	672.02	NM	NM	NM
MW-3	675.02	674.50	666.88	2.83	3.35	671.67	2.29	2.81	672.21
MW-4	674.99	674.77	668.09	5.18	5.40	669.59	NM	NM	NM
MW-5	675.42	675.02	671.26	5.14	5.54	669.88	NM	NM	NM
MW-6	676.28	675.96	672.57	5.47	5.79	670.49	4.53	4.85	671.43
MW-7	677.08	676.63	672.56	3.08	3.53	673.55	3.00	3.45	673.63
MW-8	677.61	677.31	673.83	8.90	9.20	668.41	NM	NM	NM
MW-9	676.14	675.55	670.02	6.30	6.89	669.25	7.13	7.72	668.42

Notes:

TOC = Top of casing elevation

TOS = Top of screen elevation

DTW = Depth to groundwater in feet below top of casing

BGS = Depth to groundwater in feet below ground surface

GW Elev = Groundwater elevation

NM = Not measured

All wells were surveyed and referenced to national geodetic datum of 1929.

Survey information obtained from R.A. Smith National, Inc., Brookfield, WI.

All units are in feet unless otherwise indicated.

State of Wisconsin
Department of Natural Resources
http://dnr.wi.gov

Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #: 03-41-001331

ACTIVITY NAME: Jacobus Quickflash/Longview Fibre Co.

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
A	3521 N. Richards Street, Milwaukee, WI	273-9996-8	689896	292710
B				
C				
D				
E				
F				
G				
H				
I				

OFF-SOURCE
A
PROPERTY

Paul Hastings

Paul, Hastings, Janofsky & Walker LLP
875 15th Street, N.W.
Washington, DC 20005
telephone 202-551-1700 • facsimile 202-551-1705 • www.paulhastings.com

Atlanta
Beijing
Brussels
Chicago
Frankfurt
Hong Kong
London
Los Angeles
Milan
New York
Orange County
Palo Alto
Paris
San Diego
San Francisco
Shanghai
Tokyo
Washington, DC

(202) 551-1709
jeffreyallmon@paulhastings.com

January 25, 2010

VIA US-MAIL, RETURN RECEIPT REQUESTED

Mr. Brian Monroe
10035 North Miller Court
Mequon, Wisconsin 53092

Subject: Notification of Potential Contamination For the Property Located Immediately East and Adjacent to The Former Jacobus Quickflash Facility 3886 – 3896 N. 3rd Street, Milwaukee, Wisconsin Commerce No.: 53212-1109-98, Occurrence ID No.: 2013

Dear Mr. Monroe:

Site closure has been requested for the former Jacobus Quickflash Property (Jacobus) located at 3886-3896 North 3rd Street in Milwaukee, Wisconsin (Site) with the Wisconsin Department of Commerce (Commerce). As part of the closure request, Commerce requires that we provide the following form letter to notify you that residual soil contamination is present on the former Wisconsin-Southern Railroad property located immediately east and adjacent to the Site (former railroad property).

Pursuant to the Department's request, please be advised that soil contamination, which appears to have originated at the boundary of the Site, has migrated onto the former railroad property, your property located immediately east and adjacent to the Site. The levels of petroleum volatile organic compound contamination, including xylenes, MTBE, ethylbenzene, 1,2,4-TMB, and 1,3,5-TMB, in the soil at the Site's property boundary immediately adjacent to your property are above the state standards found in chapter NR 720 and NR 746, Wisconsin Administrative Code.

The environmental consultants who investigated this contamination, however, have advised that this soil contamination is stable or receding and will naturally degrade over time beneath a protective cap over the affected area that will be continually maintained. We believe that allowing natural attenuation beneath the cap to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and NR 746, Wisconsin Administrative Code, and we will be requesting that the Department of Commerce grant case closure. Case closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

OFF-SOURCE
A
PROPERTY

PaulHastings

Paul, Hastings, Janofsky & Walker LLP
875 15th Street, N.W.
Washington, DC 20005
telephone 202-551-1700 • facsimile 202-551-1705 • www.paulhastings.com

Because the source of the soil contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this soil contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. To obtain a copy of the Department of Natural Resources' publication #RR–589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off–Site Contamination," you may visit http://www.dnr.wi.gov/org/aw/rr/archives/_pubs/RR589.pdf.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to: Beth Erdman at Environmental & Regulatory Services Division Bureau of PECFA, 375 City Center, Suite I, Oshkosh, Wisconsin 54901-1805 and phone number (920) 303-5410.

If this case is closed, all properties within the site boundaries where soil contamination exceeds chapter NR 720 and/or NR 746 standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where soil contamination above chapter NR 720 and/or NR 746 standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at http://www.dnr.wi.gov/org/aw/rr/gis/index.htm. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at Paul Hastings Janofsky & Walker LLP: 875 15th Street, NW Washington, DC 20005 and 202-551-1786 or you may contact Beth Erdman: Environmental & Regulatory Services Division Bureau of PECFA, 375 City Center, Suite I, Oshkosh, Wisconsin 54901-1805 and 920-303-5410.

OFF-SOURCE
A
PROPERTY

Paul Hastings

Paul, Hastings, Janofsky & Walker LLP
875 15th Street, N.W.
Washington, DC 20005
telephone 202-551-1700 • facsimile 202-551-1705 • www.paulhastings.com

Sincerely,

Jeffrey S. Allmon
for PAUL, HASTINGS, JANOFSKY & WALKER LLP

JSA

OFF-SOURCE
A
PROPERTY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Brian Monroe
10035 North Miller Court
Mequon, Wisconsin 53092

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) Brian Monroe
C. Date of Delivery 2.02.10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7008 1830 0001 3873 4694

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-154

7008 1830 0001 3873 4694

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
THIENSVILLE WI 53092
OFFICIAL USE

Postage	$ $0.61	0238
Certified Fee	$2.80	23
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.71	01/25/2010

2034 JSA3

Sent To Brian Monroe
Street, Apt. No.; or PO Box No. 10035 N. Miller Ct.
City, State, ZIP+4 Mequon WI 53092

PS Form 3800, August 2006 See Reverse for Instructions

OFF-SOURCE
A
PROPERTY

Document Number

State Bar of Wisconsin Form 3 - 2003

QUIT CLAIM DEED

Document Name

THIS DEED, made between Wisconsin & Southern Railroad Co., a Wisconsin corporation ("Grantor," whether one or more), and Glendale Redevelopment, LLC, a Wisconsin limited liability company ("Grantee," whether one or more).

Grantor, quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") ~~(if more space is needed, please attach addendum)~~:
See attached Exhibit A.

Recording Area

Name and Return Address
Michael Zeka, Esq.
Quarles & Brady LLP
411 E. Wisconsin Avenue
Suite 2040
Milwaukee, WI 53202-4426

See attached Exhibit A
Parcel Identification Number (PIN)

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

Dated October 19, 2007

Wisconsin & Southern Railroad Co.
Timothy Karp (SEAL)
* Timothy Karp, Vice President

(SEAL)
*

(SEAL)
*

(SEAL)
*

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____
_____
* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Stephen C. Elliott, Esq.
Reinhart Boerner Van Deuren s.c.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Milwaukee COUNTY)
Personally came before me on October 19, 2007, the above-named Timothy Karp, Vice President of Grantor to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Stephen Elliott
* Stephen Elliott
Notary Public, State of Wisconsin
My Commission (is permanent) (~~expires:~~ _____)

Stephen Elliott Notary Public State of Wisconsin

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

*Type name below signatures.

REINHART BOERNER VAN DEUREN SC 11000 N WATER ST STE 2100 MILWAUKEE, WI 53202 Phone: (414) 298 - 8469 Fax: (414) 298 - 8097 quit claim dee
Lisa Cornelssen Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

OFF-SOURCE
A
PROPERTY

EXHIBIT A

Legal Description Of Property

A tract of land located in the Northwest 1/4 and the Northeast 1/4 of Section 6, the Northwest 1/4, the Southwest 1/4 and the Southeast 1/4 of Section 5, and the Northeast 1/4 of Section 8, all in Town 7 North, Range 22 East, in the Cities of Milwaukee and Glendale, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 8; thence North 00° 20' 34" West along the East line of the Northeast 1/4 of said Section 8, 112.07 feet to the intersection of said East line and the Southwesterly Right-of-Way line of the Wisconsin Southern Railroad and the point of beginning; thence North 36° 15' 00" West, 3111.16 feet to a point on the North line of the Northeast 1/4 of said Section 8; thence continuing North 36° 15' 00" West, 1406.88 feet to the West line of the Southeast 1/4 of the aforesaid Section 5; thence continuing North 36° 15' 00" West, 430.60 feet to a point of curvature; thence 1543.52 feet along the arc of a curve to the left, with a radius of 2801.63 feet, through a central angle of 31° 33' 59", and a chord bearing North 52° 02' 00" West, 1524.08 feet; thence North 67° 48' 59" West, 499.05 feet to the North line of the Southwest 1/4 of said Section 5; thence continuing North 67° 48' 59" West, 776.34 feet to the West line of the Northwest 1/4 of said Section 5; thence continuing North 67° 48' 59" West, 2895.66 feet to the West line of the Northeast 1/4 of the aforesaid Section 6; thence continuing North 67° 48' 59" West, 1819.90 feet to a point on the Westerly Right-of-Way of North 24th Place; thence North 00° 34' 09" West along said Westerly Right-of-Way, 108.44 feet; thence South 67° 48' 59" East, 1819.99 feet to the East line of the Northwest 1/4 of the aforesaid Section 6; thence continuing South 67° 48' 59" East, 2896.07 feet to the East line of the Northeast 1/4 of said Section 6; thence continuing South 67° 48' 59" East, 1053.49 feet to the South line of the Northwest 1/4 of the aforesaid Section 5; thence continuing South 67° 48' 59" East, 263.35 feet to a point of curvature; thence 1598.62 feet along the arc of a curve to the right, with a radius of 2901.63 feet, through a central angle of 31° 33' 59", and a chord bearing South 52° 02' 00" East, 1578.48 feet; thence South 36° 15' 00" East, 291.26 feet to the East line of Southwest 1/4 of said Section 5; thence continuing South 36° 15' 00" East, 1617.12 feet to the South line of the Southeast 1/4 of said Section 5; thence continuing South 36° 15' 00" East, 2902.15 feet to the East line of the Northeast 1/4 of the aforesaid Section 8; thence South 00° 20' 34" East along the East line of the Northeast 1/4 of said Section 8, 170.51 feet to the point of beginning.

TAX KEY NOS.

231-9915-100-2
231-9915-200-9
233-9000-001
232-9996-100-1
232-9000
243-8990-003
243-9992-7
242-9000
242-9999-100-4
273-9996-8 — property adjacent to Longview Fibre per AECOM

OFF-SOURCE
A
PROPERTY

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

SURVEYED PROPERTY DESCRIPTION

A tract of land located in the Northwest 1/4 and the Northeast 1/4 of Section 6; the Northwest 1/4, the Southwest 1/4 and the Southeast 1/4 of Section 5; and the Northeast 1/4 of Section 8, all in Township 7 North, Range 22 East, in the Cities of Milwaukee and Glendale, Milwaukee County, Wisconsin. More particularly described as follows:

Commencing at the Southeast Corner of the Northeast 1/4 of said Section 8; thence North 00°20'34" West along the East line of the Northeast 1/4 of said Section 8, 112.07 feet to the intersection of said East line and the Southwesterly Right-of-Way line of the Wisconsin Southern Railroad and the Point of Beginning (P.O.B.); thence North 36°15'00" West, 3111.16 feet to a point on the North Line of the Northeast 1/4 of said Section 8; thence continuing North 36°15'00" West, 1406.88 feet to the West line of the Southeast 1/4 of the aforesaid Section 5; thence continuing North 36°15'00" West, 430.60 feet to a point of curvature; thence 1543.52 feet along the arc of a curve to the left, with a radius of 2801.63 feet, through a central angle of 31°33'59", and a chord bearing North 52°02'00" West, 1524.08 feet; thence North 67°48'59" West, 499.05 feet to the North line of the Southwest 1/4 of said Section 5; thence continuing North 67°48'59" West, 776.34 feet to the West line of the Northwest 1/4 of said Section 5; thence continuing North 67°48'59" West, 2895.66 feet to the West line of the Northeast 1/4 of the aforesaid Section 6; thence continuing North 67°48'59" West, 1819.90 feet to a point on the Westerly Right-of-Way of North 24th Place; thence North 00°34'09" West along said Westerly Right-of-Way, 108.44 feet; thence South 67°48'59" East, 1819.99 feet to the East line of the Northwest 1/4 of the aforesaid Section 6; thence continuing South 67°48'59" East, 2896.07 feet to the East line of the Northeast 1/4 of said Section 6; thence continuing South 67°48'59" East, 1053.49 feet to the South line of the Northwest 1/4 of the aforesaid Section 5; thence continuing South 67°48'59" East, 263.35 feet to a point of curvature; thence 1598.62 feet along the arc of a curve to the right, with a radius of 2901.63 feet, through a central angle of 31°33'59", and a chord bearing South 52°02'00" East, 1578.48 feet; thence South 36°15'00" East, 291.26 feet to the East line of Southwest 1/4 of said Section 5; thence continuing South 36°15'00" East, 1617.12 feet to the South line of the southeast 1/4 of said Section 5; thence continuing South 36°15'00" East 2902.15 feet to the East line of the Northeast 1/4 of the aforesaid Section 8; thence South 00°20'34' East along the East line of the Northeast 1/4 of said Section 8, 170.51 feet to the Point of Beginning.

Containing 1,246,270 square feet, or 28.610 acres more or less.

LEGEND

- RAILROAD CENTERLINE
- PROPERTY LINE
- EXISTING/ADJACENT PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- FENCE
- FOUND CHISELED CROSS
- FOUND 3/4" DIA. RE-BAR
- FOUND 1" DIA IRON PIPE
- HYDRANT
- WATER VALVE
- WATER MANHOLE
- WELL

ALTA/ASCM LAND TITLE SURVEY
WISCONSIN SOUTHERN RAILROAD
24TH PLACE TO NORTH RICHARDS STREET

OFF-SOURCE
A
PROPERTY

MATCHLINE
SEE SHEET

CITY OF MILWAUKEE

DOCUMENT NO. 7672754

S5-

W. HAMPTON DRIVE

CITY OF MILWAUKEE

NE ¼
S6-T7N-R22E

N. 24TH PLACE

W. CORNELL STREET

NW ¼
S6-T7N-R22E

NW ¼
S5-T7N-R22E

CITY OF GLENDALE

INTERSTATE '43'

W. CORNELL STREET

N. GREEN BAY AVENUE

CITY OF GLENDALE

SE ¼
S5-T7N-R22E

N

SW ¼
S5-T7N-R22E

CITY OF MILWAUKEE

W. CAPITOL DRIVE

1500 0 1500 3000

1" = 100'

N. PORT WASHINGTON AVENUE

NE ¼
S8-T7N-R22E

CITY OF MILWAUKEE

N. RICHARDS STREET

E. KEEFE AVENUE

RIGHT-OF-WAY

PaulHastings

Paul, Hastings, Janofsky & Walker LLP
875 15th Street, N.W.
Washington, DC 20005
telephone 202-551-1700 • facsimile 202-551-1705 • www.paulhastings.com

Atlanta
Beijing
Brussels
Chicago
Frankfurt
Hong Kong
London
Los Angeles
Milan
New York
Orange County
Palo Alto
Paris
San Diego
San Francisco
Shanghai
Tokyo
Washington, DC

(202) 551-1709
jeffreyallmon@paulhastings.com

January 25, 2010

VIA US-MAIL, RETURN RECEIPT REQUESTED

Mr. Jeff Polenske
City of Milwaukee Engineering Department
Frank P. Ziedler Muncipal Bldg.
841 North Broadway St.
Milwaukee, WI 53202

Subject: Notification of Contamination within Right-of-Way In front of the Property located at 3889 N. 3rd Street, Milwaukee, Wisconsin
Commerce No.: 53212-1109-98
BRRTS No.: 03-41-001331

Dear Mr. Polenske:

Paul, Hastings, Janofsky & Walker, LLP (Paul Hastings), acting on behalf of U.S. Corrugated, Inc. (U.S. Corrugated), is submitting this letter to notify you of soil impacts identified on the City of Milwaukee's (City's) right-of-way (ROW) property located along N. 3rd Street.

AECOM, Inc. (AECOM), formerly ENSR Corporation (ENSR), conducted investigation activities at the former Jacobus Quickflash Facility located at 3886-3896 N. 3rd Street in Milwaukee, Wisconsin (Site) from May 2008 to December 2008. The activities were requested by the Wisconsin Department of Commerce and included collecting soil and groundwater samples both on-site and off-site (on the City's ROW along N. 3rd Street). Prior to conducting the activities, ENSR/AECOM obtained the necessary ROW permits from the City (permit numbers 200807-0097, 200825-0575, and 200825-0576). The results of those investigations were submitted to you previously in ENSR's/AECOM's reports dated September 15, 2008 (*Supplemental Site Investigation Report*), and January 26, 2009 (*Additional Site Investigation Report*).

During the investigation activities, soil impacts were reported at a depth of two feet below ground surface (bgs) on the City's ROW property in front of the property located at 3889 N. 3rd Street, Milwaukee, Wisconsin (Figure 1). The soil impacts consist of several polycyclic aromatic hydrocarbon (PAH) compounds (benzo(a)anthracene,

RIGHT-OF-WAY

Paul Hastings

Paul, Hastings, Janofsky & Walker LLP
875 15th Street, N.W.
Washington, DC 20005
telephone 202-551-1700 • facsimile 202-551-1705 • www.paulhastings.com

benzo(b)fluoranthene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, and benzo(a)pyrene) that were reported at concentrations in exceedance of the Residual Contaminant Levels as defined in the Wisconsin Department of Natural Resources 1993 Interim Guidance Table 1 for PAHs. If you have any questions with regard to this notification, please contact either of the undersigned.

Sincerely,

Jeffrey S. Allmon
for PAUL, HASTINGS, JANOFSKY & WALKER LLP

cc: Lawrence S. Grossman, U.S. Corrugated

Enclosure: Figure 1

RIGHT-OF-WAY

Former Wisconsin-Southern Railroad Property

Former Jacobus Quickflash Property

Former Aboveground Storage Tank Area

Former Railcar Unloading Area

Former Indoor Tankage Building

Loading Dock

Former Longview Fibre Property

N 2nd Street

MW-1 MW-2 MW-3 MW-4 MW-5 MW-6 MW-7 MW-8 MW-9

B-1 B-2

3897 3889 3885 3883 3881 3877 3871 3863

Scale in Feet

0 30 60 90 120

Notes:

1. Approximate1996 Excavation Boundary, post-excavation sample locations, and historical areas of concern based on Dames & Moore, Soil Remediation report, dated March 6, 1997.
2. RCLs = Residual Contaminant Levels: Groundwater Protection (based on the protection of groundwater, either as defined in Wisconsin Administrative Code Chapter NR 720, or WDNR 1993 Interim Guidance Table 1 for polycyclic aromatic hydrocarbons), Industrial, or Non-Industrial (per Wisconsin Administrative Code Chapter NR 720).

Legend

- Approximate U.S. Corrugated Property Boundary
- Approximate Site Boundary (Former Jacobus Quickflash Property)
- Building
- Pavement
- Fence
- Parcel Boundary
- Former Railroad Right-of-Way Boundary
- 3863 Address of Residence
- Approximate Excavation Boundary (1996)
- Approximate Historical Area of Concern Locations
- Soil Boring\Monitoring Well Location (Installed by AECOM, May 2008)
- Approximate Boring Locations (Sampled by AECOM, December 2008)
- Former Monitoring Well Location(Abandoned by AECOM, December 2008)
- Horizontal Extent of Soil Impacts above the RCLs
- Approximate Post-excavation Soil Sample Location (Collected by Dames & Moore, 1996)

Soil Impacts
U.S. Corrugated Facility
3886-3896 North 3rd Street
Milwaukee, Wisconsin

Paul, Hastings, Janofsky and Walker LLP
Horizontal Extent of Soil Impacts (City Right-of-Way)

PROJ. NO: 05845-004 DATE: 4-10-09

ENSR | AECOM

RIGHT-OF-WAY

7008 1830 0001 3873 4823

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®
MILWAUKEE WI 53202

203.46
JSA3

Postage	$ $0.44	0238
Certified Fee	$2.80	
Return Receipt Fee (Endorsement Required)	$2.30	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.54	

Postmark Here
USPS MARTIN LUTHER KING JR. STATION WASHINGTON, DC 20043
JAN 25 2010
01/25/2010

Sent To: Jeff Polenske
Street, Apt. No. or PO Box No.: 841 N. Broadway St.
City, State, ZIP+4: Milwaukee WI 53202

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Jeff Polenske
City of Milwaukee Engineering Department
Frank P. Ziedler Muncipal Bldg.
841 North Broadway St.
Milwaukee, WI 53202

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 1-28-10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7008 1830 0001 3873 4823

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-154