



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Waukesha Service Center
141 NW Barstow St
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

November 29, 2005

Thomas Estock
Quad Graphics
N63 W23075 Main St.
Sussex, WI 53089-2827

FID # 268017090

SUBJECT: Final Case Closure with Conditions Met
Former Ringier America/Quad Graphics Facility
16555 Rogers Dr., New Berlin, WI
WDNR BRRTS Activity #: 02-68-001177

Dear Mr. Estock:

On August 17, 2005 your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 18, 2005, you were notified that conditional closure was granted to this case.

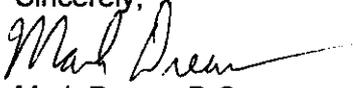
On November 3, 2005, the Department received correspondence indicating that you have complied with the conditions of closure. The monitoring wells onsite have been abandoned and investigative wastes have been removed. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry and you intend to construct or reconstruct a well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

Please be aware that this 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 the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 262-574-2146.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Drews", with a long horizontal flourish extending to the right.

Mark Drews, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Mark Manthey, Geotrans, Inc., 175 N. Corporate Dr., Suite 100, Brookfield, WI 53045
SER File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Waukesha Service Center
141 NW Barstow St
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

August 18, 2005

Quad Graphics/Village Plaza Ltd.
Tom Estock
N63 W23075 Main Street
Sussex, WI 53089-2827

Subject: Conditional Closure Decision with Requirements to Achieve Final Closure
Ringer America/Quad Graphics, 16555 Rogers Dr., New Berlin, Wisconsin
WDNR BRRTS Activity # 02-68-001177
WDNR FID Activity # 268017090

Dear Mr. Estock:

On August 17, 2005, the Department of Natural Resources (Department) reviewed your request for closure of the case described above. The Department 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 Department has determined that the chlorinated solvents contamination on the site from the former location of three 3,000 gallon (naphthalene, alcohol and blanket wash) underground storage tanks 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 at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Mark Drews on Form 3300-5B found at www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

PURGE WATER, WASTE AND SOIL PILE REMOVAL

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining purge water, waste and/or soil piles have been removed once that work is completed.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. Your site will then be listed on the DNR Remediation and Redevelopment groundwater GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit <http://maps.dnr.state.wi.us/brrts>.

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 262-574-2146.

Sincerely,

A handwritten signature in black ink that reads "Mark Drews". The signature is written in a cursive, flowing style.

Mark Drews, P.G., CHMM
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Mark Manthey, Geotrans Inc., 175 N. Corporate Dr., Suite 100, Brookfield, WI 53045
SER File

STATE BAR OF WISCONSIN FORM 1-2000
WARRANTY DEED

Document Number

This Deed, made between Quad/Graphics, Inc., a Wisconsin corporation, Grantor, and FXG, Inc., a Delaware corporation, Grantee. Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin (the "Property"):

PARCEL A:

Lot E of Certified Survey Map No. 1213, recorded June 11, 1970 in Volume 8 of Certified Survey Maps on Pages 109, 110 and 111, as Document No. 762259, of a part of the Southeast Quarter and the Southwest Quarter of Section 3, Town 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin.

PARCEL B:

Lot 1 of Certified Survey Map No. 2911, recorded April 20, 1977 in Volume 21 of Certified Survey Maps on Pages 267, 268 and 269, as Document No. 992391, being a redivision of Lot A Certified Survey Map No. 549, Volume 3 on Pages 287 and 288 and a part of Lot F Certified Survey Map No. 1213 in Volume 8 on Pages 109-111, being a part of the Southwest Quarter of Section 3, Town 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin.

Recording Area

Name and Return Address
FedEx Ground Package System, Inc.
1000 FedEx Drive
Moon Township, PA 15109
Attn: R.E. Department

Together with all appurtenant rights, title and interests.

NBC 1163.997.001

Parcel Identification Number (PIN)

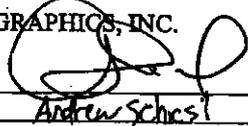
This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of all liens and encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements, recorded building and use restrictions, general taxes levied in the year of closing and thereafter, and the itemized exceptions listed on the attached EXHIBIT A incorporated herein.

Dated this 12th day of September, 2004.

QUAD/GRAPHICS, INC.

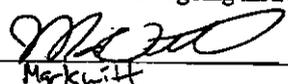
(SEAL)

*By: 
*Name: Andrew Schesl
*Its: General Counsel and Corporate Secretary

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Milwaukee) ss.
COUNTY)

Personally came before me this 12th day of September, 2004, the above named Andrew Schesl, as General Counsel and Corp. Secretary of Quad/Graphics, Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

* 
Mark Witt

(Printed Name)
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: _____)

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____, 2004.

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT WAS DRAFTED BY

Susan C. Sorrentino
Wisconsin State Bar No. 1015110

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

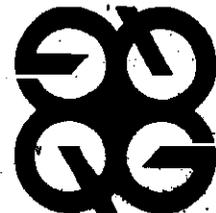
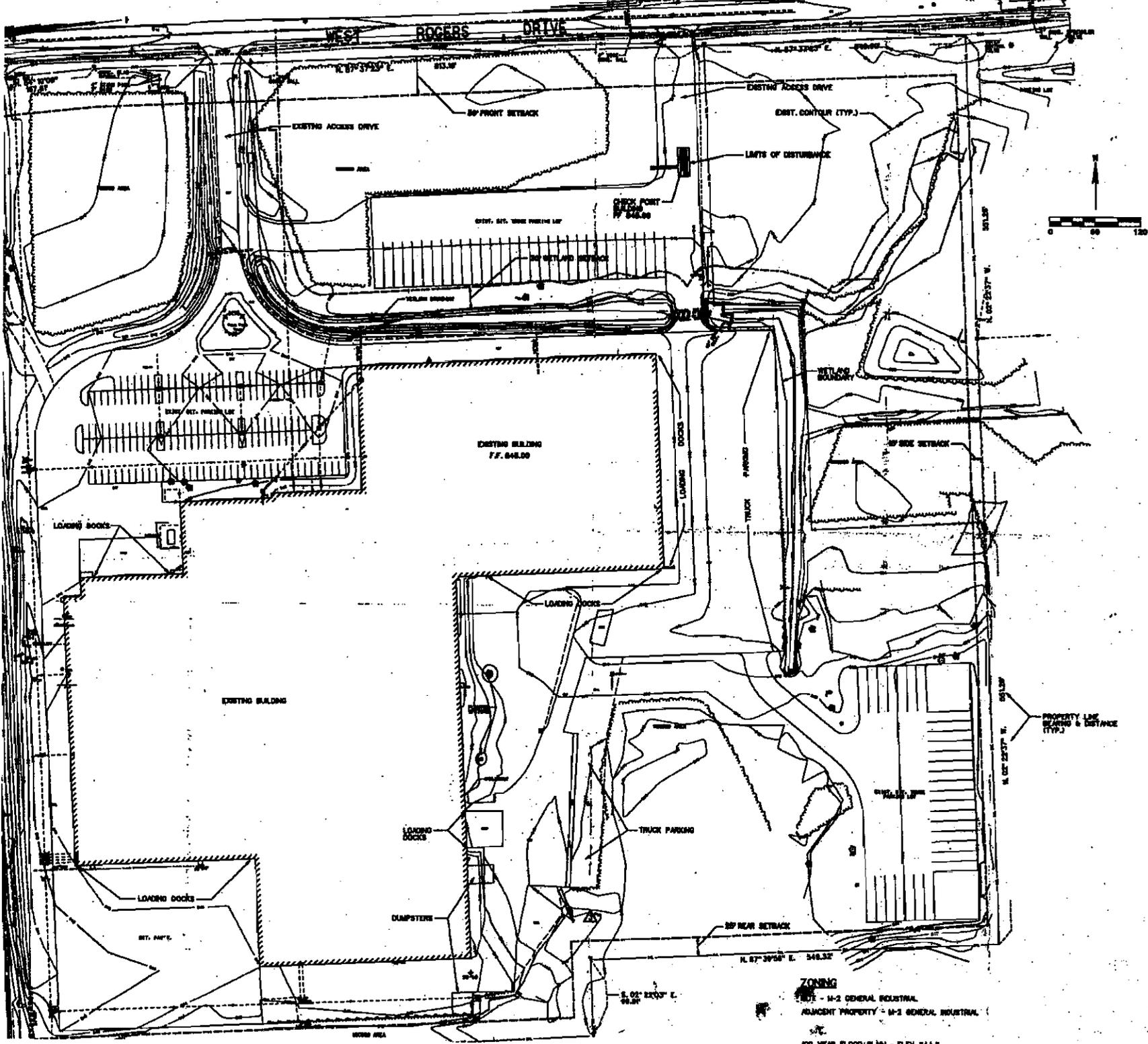
EXHIBIT A
Permitted Exceptions

1. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- ~~2. Easements or claims of easements not shown by the public records.~~
3. Any claim of adverse possession or prescriptive easement.
4. General taxes for the year 2004, none yet due and payable.
5. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Covenants, conditions and restrictions set forth in Declaration of Restrictions, executed by City of New Berlin, dated April 13, 1965 and recorded on April 21, 1965 in Volume 1011 of Deeds on page 67 as Document No. 633397;

Amendment of Restrictions Relating to New Berlin Industrial Park, executed by City of New Berlin, et al, dated October 14, 1965 and recorded on October 14, 1965 in Volume 1031 of Deeds on Page 1 as Document No. 647222;

Resolution No. 20-67 Amending Declaration of Restrictions Relating to New Berlin Industrial Park, executed by City of New Berlin, dated March 1, 1967 and recorded on March 2, 1967 in Volume 1075 of Deeds on Page 392 as Document No. 679281;

Resolution No. 33-92 Approving Amendment to Declaration of Restrictions Relating to the New Berlin Industrial Park, executed by City of New Berlin, dated July 28, 1992 and recorded August 14, 1992 on Reel 1535, Image 866 as Document No. 1758289, providing for no forfeiture or reversion of title in case of violation.
6. Utility easement granted by Nellie E. Hayes to Wisconsin Electric Power Company, its successors and assigns by an instrument dated February 10, 1943 and recorded February 24, 1943, in Volume 333 of Deeds on Page 551 as Document No. 254601.
7. Utility easement granted by W. A. Krueger Co. to Wisconsin Electric Power Company and Wisconsin Telephone Company, their successors and assigns by an instrument dated December 17, 1967 and recorded January 17, 1968, in Volume 1109 of Deeds on Page 334 as Document No. 703756.
8. Reservation for easement set forth on Certified Survey Map No. 2911, recorded April 20, 1977 in Volume 21 of Certified Survey Maps on Pages 267, 268 and 269 as Document No. 992391, reserving the Westerly 48 feet for Utility, Rail and Drainage Easements.
9. Release executed by QUAD/GRAPHICS, INC., to CITY OF NEW BERLIN, a municipal corporation, dated October 31, 1997 and recorded February 26, 1998, as Document No. 2293176.



Quad/Graphics Inc.

CONSTRUCTION MANAGER

**QUAD
CONSTRUCTION**

W224 N3322 Duplakville Rd.
Pewaukee, WI 53072

414-891-8200



**GRAEF
ANHALT
SCHLOEMER
and Associates Inc.**

One Honeycreek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470

414-259-1500
(Fax) 414-259-0037

PROJECT LOCATION

**ARRIVAL AND DEPARTURE
CHECKPOINT**

**QUAD GRAPHICS, INC.
NEW BERLIN PLANT**

REVISIONS

NO.	DATE	BY	DESCRIPTION

OVERALL SITE PLAN

DATE TALK	PROJECT NO.	DATE
	20030819.00	0-9-03

C100

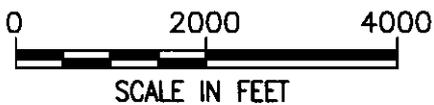
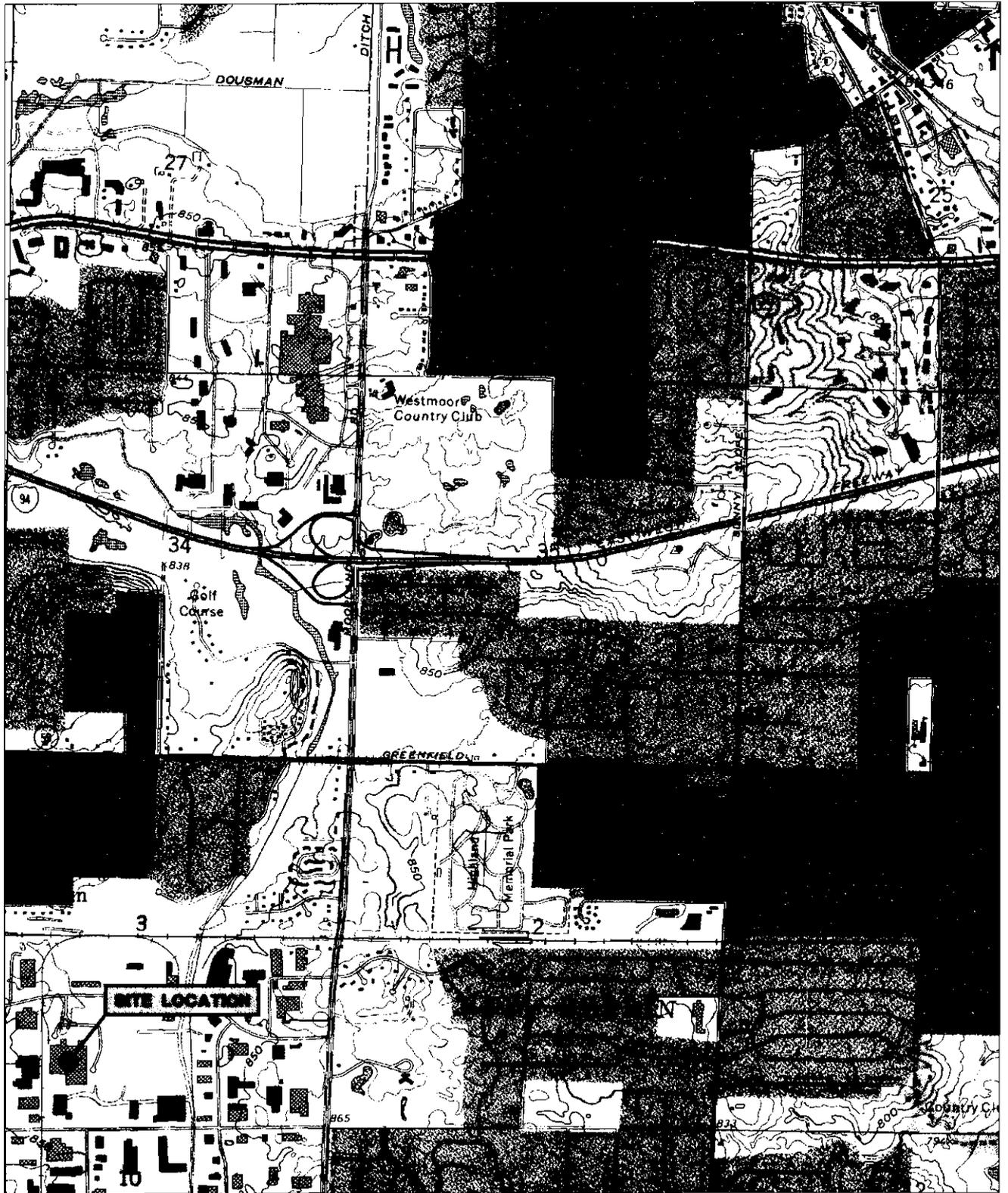
ZONING

SITE - M-2 GENERAL INDUSTRIAL

ADJACENT PROPERTY - M-2 GENERAL INDUSTRIAL

S.P.C.

ON 10/18/03 AT 10:00 A.M. BY JLM



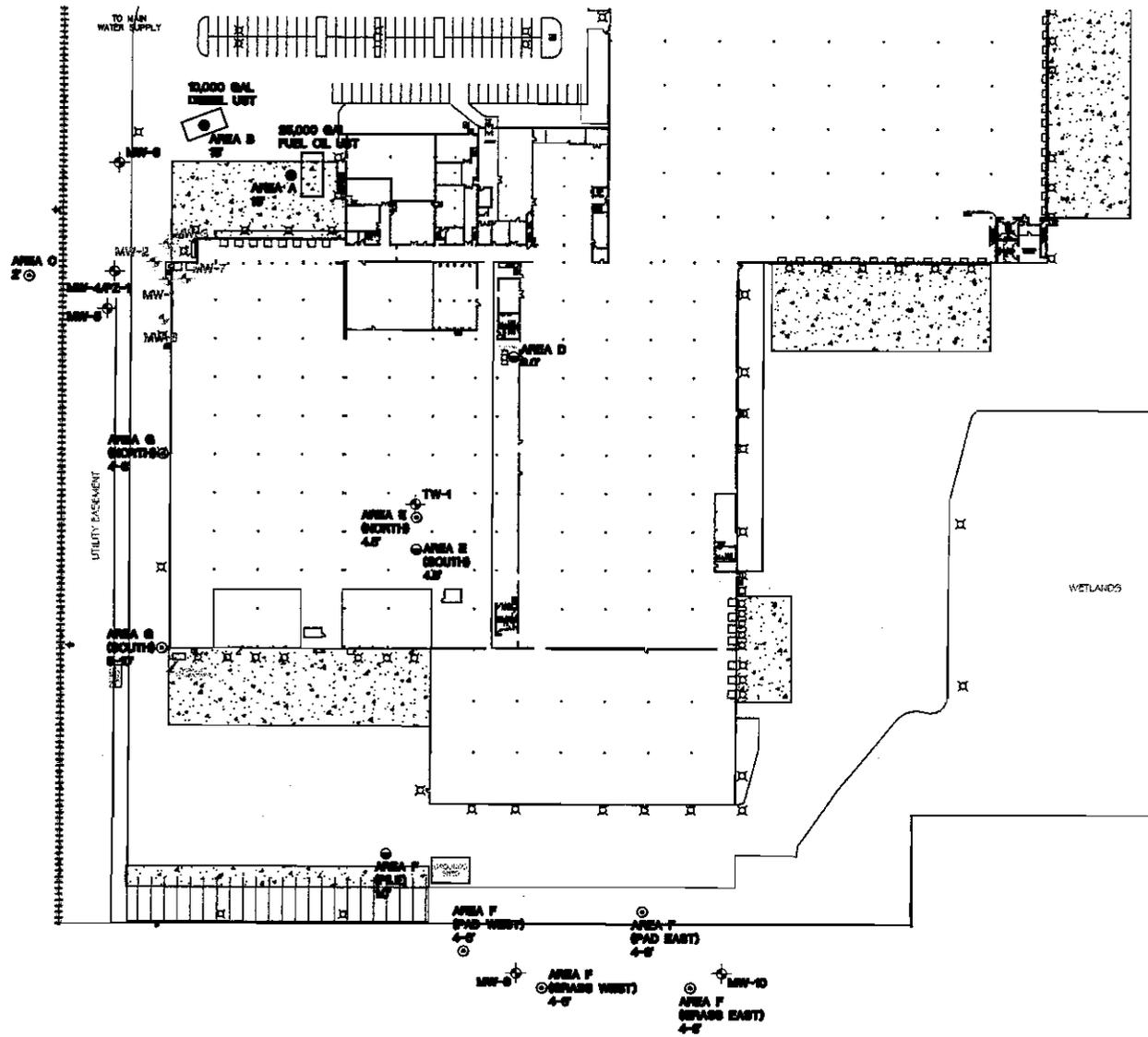
EXTRACTED FROM WAUWATOSA, WI, USGS QUADRANGLE, 1993

TITLE:	SITE LOCATION MAP	
LOCATION:	QUAD/GRAPHICS, INC. NEW BERLIN, WISCONSIN	



CHECKED	MAM
DRAFTED	HJW
PROJECT	4108.003
DATE	10/4/04

FIGURE:
1



EXPLANATION

- MW-6 EXISTING GROUNDWATER MONITOR WELL LOCATION AND DESIGNATION
- AREA E SOIL SAMPLE LOCATION AND DESIGNATION
- AREA B GROUNDWATER SAMPLE LOCATION AND DESIGNATION
- AREA E SOIL/GROUNDWATER SAMPLE LOCATION AND DESIGNATION
- 4-6 DEPTH OF SOIL SAMPLE
- TW-1 TEMPORARY GROUNDWATER MONITOR WELL LOCATION AND DESIGNATION
- MW-1 ABANDONED GROUNDWATER MONITOR WELL LOCATION AND DESIGNATION



QUAD/GRAPHICS, INC. NEW BERLIN, WISCONSIN	DATE 7-20-04
SITE LAYOUT AND SAMPLE LOCATIONS	DRAWN: HJW
	APPROVED: MAM
	DRAWN: HJW
	PROJ: 4108.008
GeoTrans, Inc.	Figure 1

BASE MAP FROM QUAD/GRAPHICS
NEW BERLIN CAD SERVICES, 2003.

\\gms\geotrans\proj\4108\DWG\4108008.dwg 7/20/04 09:00



TO MAIN
WATER SUPPLY

10,000 GAL
DIESEL UST

25,000 GAL
FUEL OIL UST

MW-4
NDI
PZ-1
NDI
MW-6
NDI

BASE MAP FROM QUAD/GRAPHICS
NEW BERLIN CAD SERVICES, 2003.

EXPLANATION

-  MW-4 EXISTING GROUNDWATER MONITOR WELL LOCATION AND DESIGNATION
-  PZ-1 EXISTING PIEZOMETER LOCATION AND DESIGNATION
-  MW-1 ABANDONED GROUNDWATER MONITOR WELL LOCATION AND DESIGNATION
-  TW-2 TEMPORARY GROUNDWATER MONITOR WELL LOCATION AND DESIGNATION

 VINYL CHLORIDE CONCENTRATIONS:

-  60+ ppb
-  40-60 ppb
-  20-40 ppb
-  0-20 ppb

 NDI NONE DETECTED

 INFERRED ISOCONCENTRATION LINES

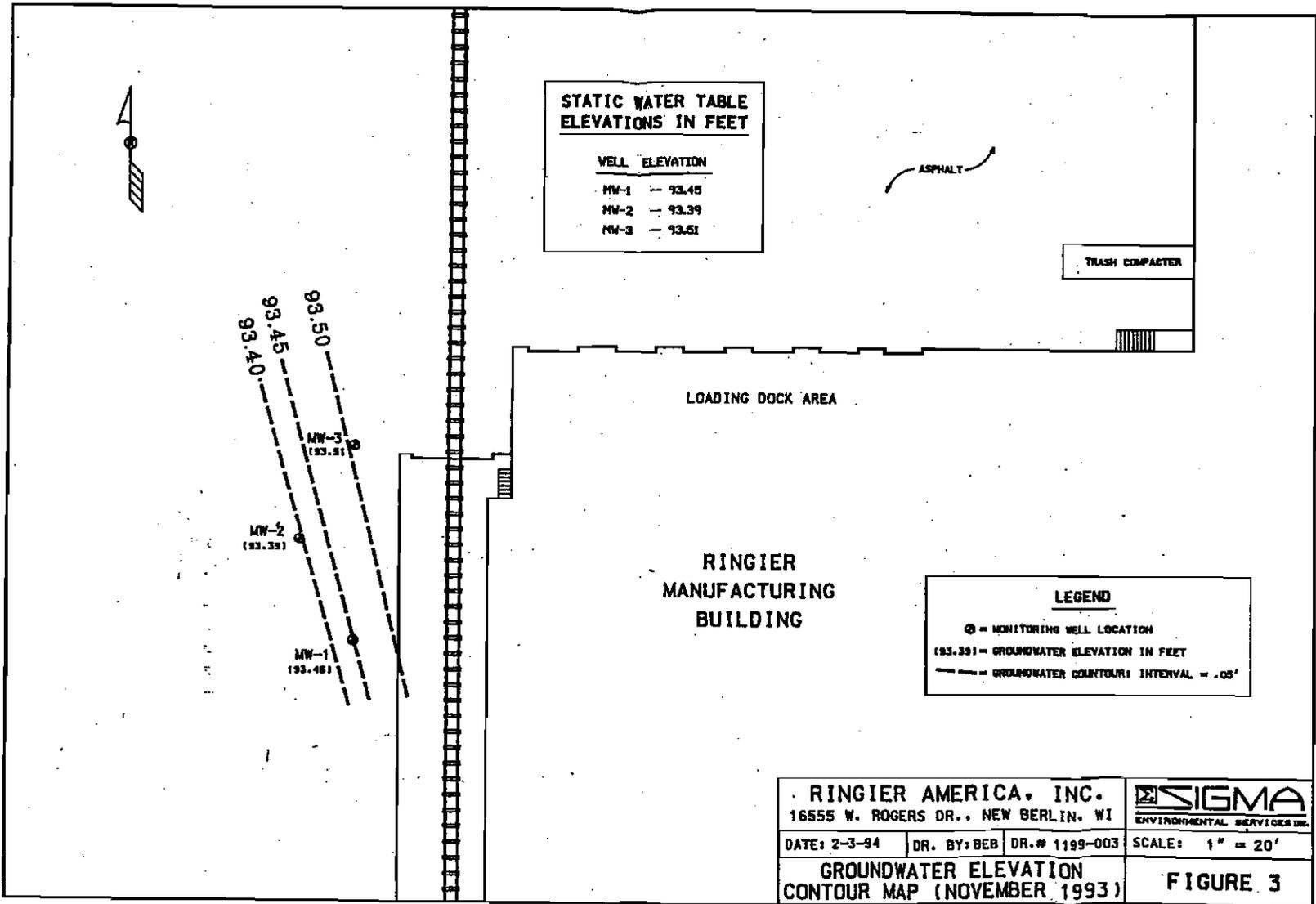


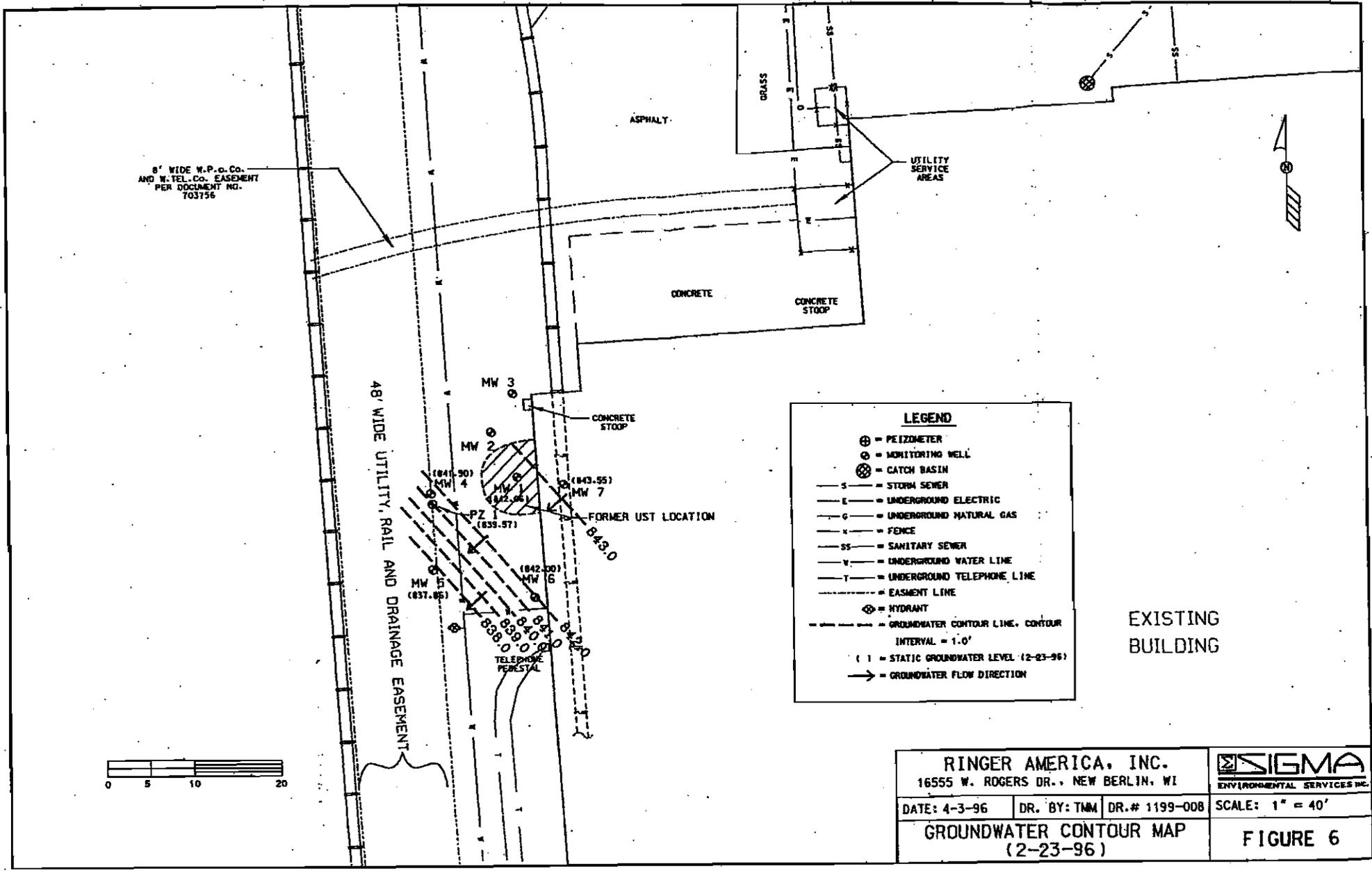
QUAD/GRAPHICS, INC. NEW BERLIN, WISCONSIN	DATE: 10-18-04
DESIGNED: H-L/W	CHECKED: R-S
APPROVED: R-S	DRAWN: H-L/W
PROJ.: 4101008	

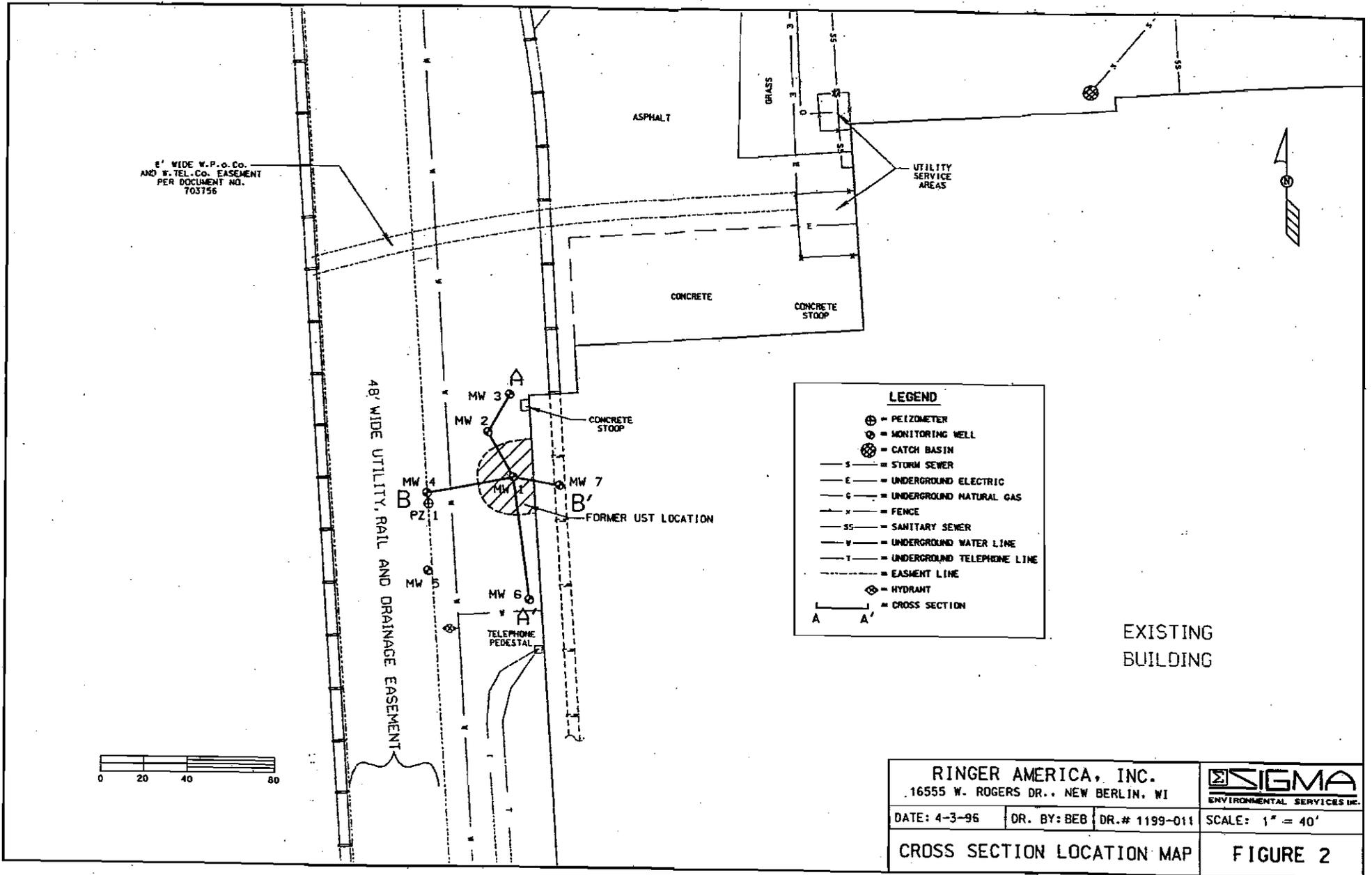
**GROUNDWATER SAMPLE
LOCATIONS WITH VINYL
CHLORIDE RESULTS 9/9/04**

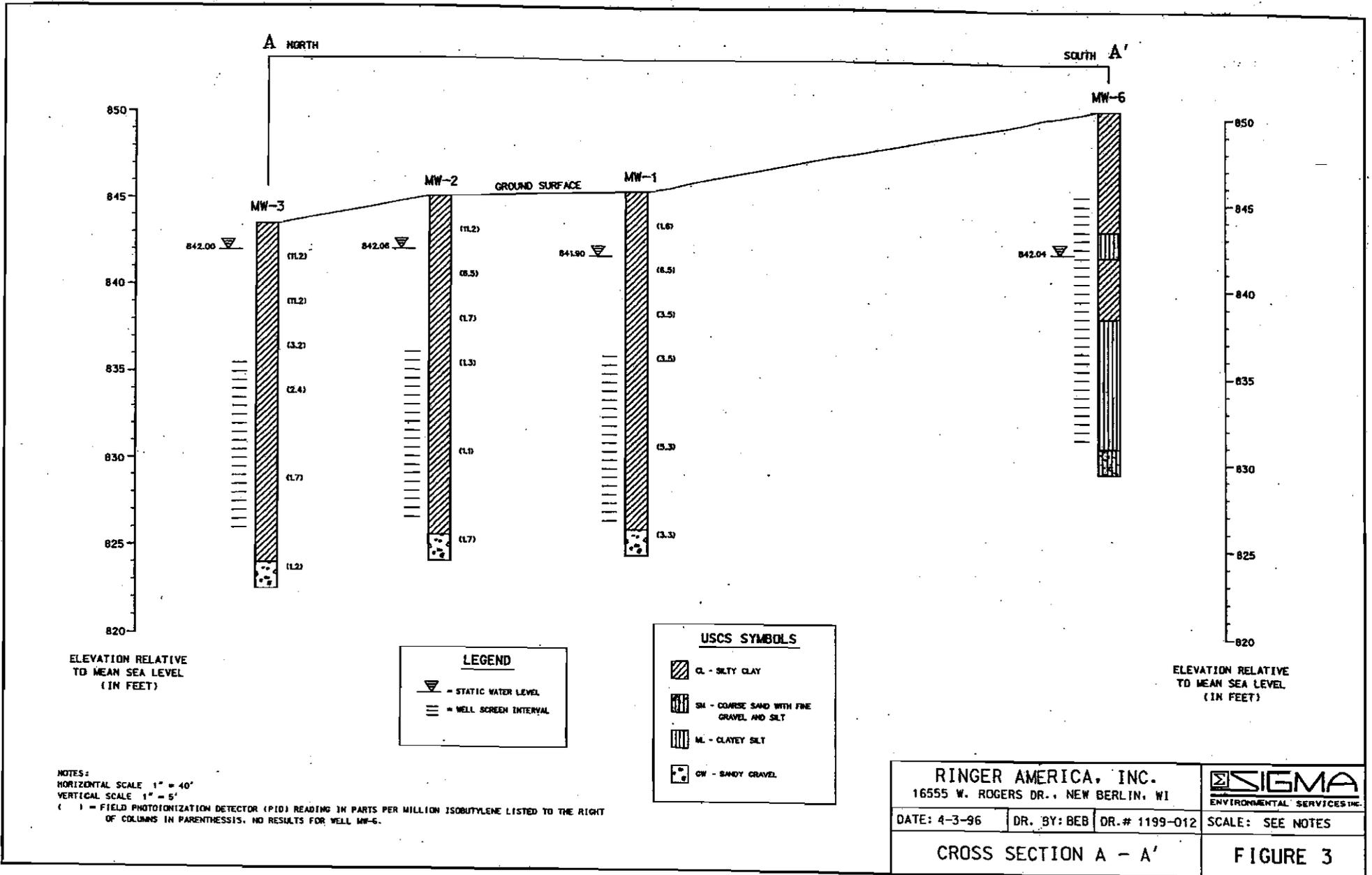
 **GeoTrans, Inc.**

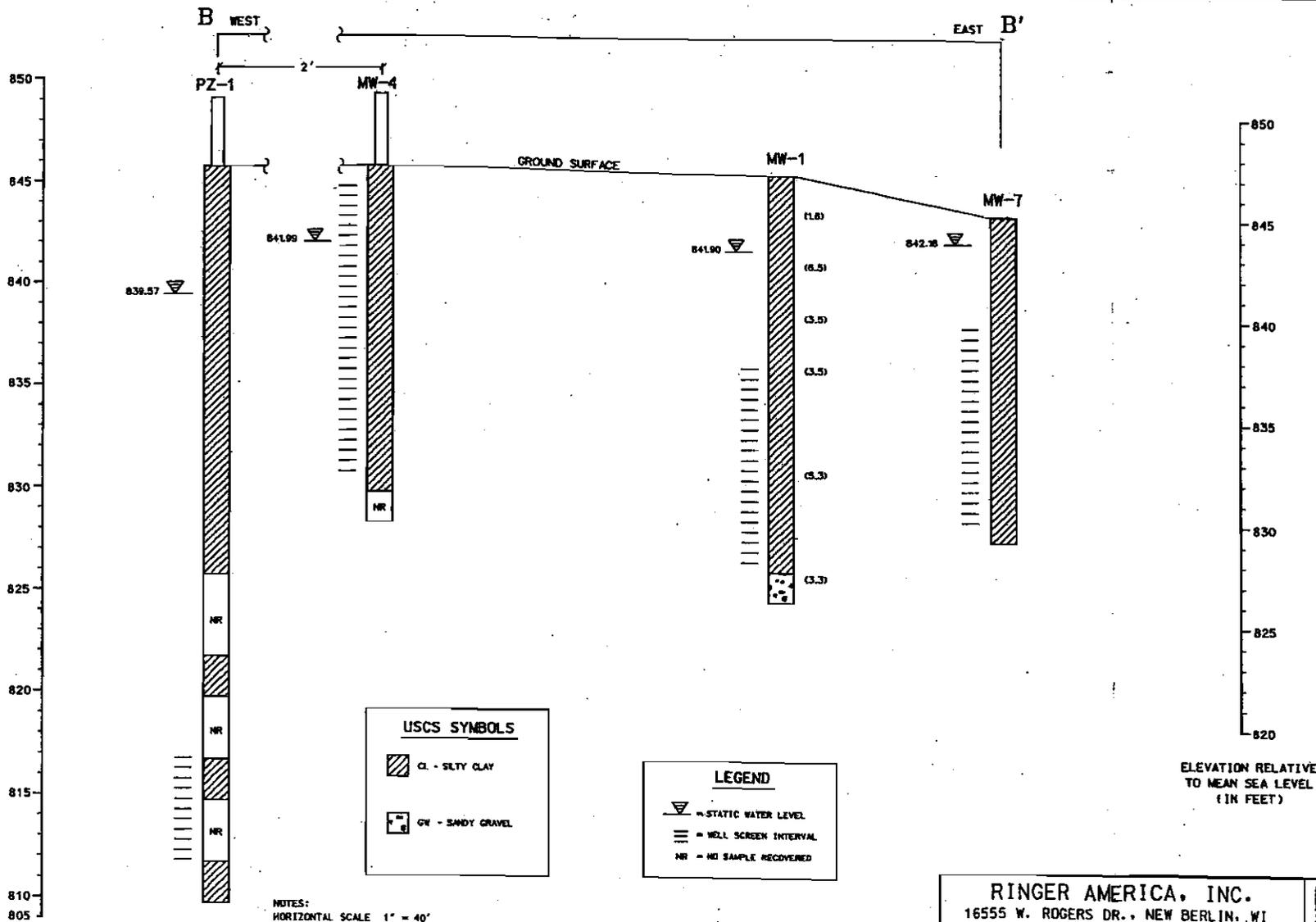
Figure 3











ELEVATION RELATIVE TO MEAN SEA LEVEL (IN FEET)

ELEVATION RELATIVE TO MEAN SEA LEVEL (IN FEET)

RINGER AMERICA, INC.
 16555 W. ROGERS DR., NEW BERLIN, WI



DATE: 4-3-96 DR. BY: BEB DR. # 1199-013

SCALE: SEE NOTES

CROSS SECTION B - B'

FIGURE 4

Summary of VOC Sampling Results for Groundwater
 Quad/Graphics, form Ringier America Facility, New Berlin, Wisconsin

Sampling Point:	Collection Date:	Benzene	Bromoform	n-Butylbenzene	sec-Butylbenzene	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	2,2-Dichloropropane	Ethylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	Tetrachloroethene	Trichloroethene	Toluene	1,2,3-Trichlorobenzene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Xylenes (Total)	Total VOCs
WDNR NR140	PAL	0.5	0.44	NS	NS	85	0.7	7	20	NS	140	NS	8	NS	0.5	0.5	200	NS	96	96	0.02	1000	
	ES	5	4.4	NS	NS	850	7	70	100	NS	700	NS	40	NS	5	5	1000	NS	480	480	0.2	10000	
MW-1/ TW-2	11/8/1989	<2.0	<1.0	NA	NA	46	2.8	NA	4000	NA	18	NA	NA	NA	7.3	33	29	NA	NA	NA	20	38	4194.1
	11/1/1993	-	-	-	-	19	-	570	28	-	-	-	-	-	-	-	5.2	-	-	-	340	19	981.2
	11/8/1995	<1.0	NA	1.1	<1.0	<i>180</i>	<1.0	7700	<1.0	420	33	5.4	<3.0	7.8	<1.0	<1.0	98	<2.0	30	13	2600	51	11139
	8/5/2004	0.33	<0.2	<0.2	0.34	9.5	<0.5	<i>68</i>	2.1	<0.5	20	2.3	<0.25	2.3	2.3	<0.2	0.6	0.34	7.3	4.5	28	9.7	157.6
	9/9/2004	0.45	0.24	<0.2	<0.25	29	<0.5	<i>130</i>	3.8	<0.5	10	1	<0.25	0.84	<0.5	<0.2	0.47	<0.25	2.8	2.1	63	5.3	249
MW-2	11/8/1989	<2.0	NA	NA	NA	<1.0	<1.0	NA	NA	NA	<2.0	NA	NA	NA	<1.0	<1.0	<2.0	NA	NA	NA	<1.0	-	0
	11/1/1993	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	11/16/1995	<1.0	NA	<1.0	<1.0	<1.0	<1.0	2.9	<1.0	<1.0	<1.0	<1.0	<3.0	<2.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<3.0	<2.0	2.9
MW-3*	11/8/1989	<10	NA	NA	NA	<1.0	<1.0	NA	NA	NA	<2.0	NA	NA	NA	<1.0	<1.0	<2.0	NA	NA	NA	<1.0	2	2
	11/1/1993	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	12/8/1995	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<2.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<3.0	<2.0	0
MW-4	11/16/1995	<1.0	NA	1.4	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<2.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<3.0	<2.0	1.4
	8/5/2004	<0.20	<0.2	<0.2	<0.25	<0.5	<0.5	3.3	<0.5	<0.5	1.8	0.37	<0.25	<0.5	<0.5	<0.2	<0.2	<0.25	1.3	0.84	2.2	0.73	10.54
	9/9/2004	<0.20	<0.2	<0.2	<0.25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.2	<0.25	<0.5	<0.5	<0.2	<0.2	<0.25	<0.2	<0.2	<0.2	<0.5	0
MW-5	11/16/1995	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<2.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<3.0	<2.0	0
	8/5/2004	<0.20	<0.2	<0.2	<0.25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.2	<0.25	<0.5	<0.5	<0.2	<0.2	<0.25	<0.2	<0.2	<0.2	<0.5	0
	9/9/2004	<0.20	<0.2	<0.2	<0.25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.2	<0.25	<0.5	<0.5	<0.2	<0.2	<0.25	<0.2	<0.2	<0.2	<0.5	0
MW-6	11/16/1995	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<2.0	<1.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<3.0	<2.0	5.7
MW-7	12/8/1995	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	5.7	<2.0	<1.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<3.0	<2.0	0
PZ-1	11/16/1995	<1.0	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<3.0	<2.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<3.0	<2.0	0
	8/5/2004	<0.20	<0.2	<0.2	<0.25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.2	<0.25	<0.5	<0.5	<0.2	<0.2	<0.25	<0.2	<0.2	<0.2	<0.5	0
	9/9/2004	<0.20	<0.2	<0.2	<0.25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.2	<0.25	<0.5	<0.5	<0.2	<0.2	<0.25	<0.2	<0.2	<0.2	<0.5	0

NOTES:

Values in ug/L (ppb)

PAL- Preventive Action Limit

ES - Enforcement Std.

-- No detection limit available

NA - Not available or not analyzed

NS - Not stated in WI Adm. Code. NR 140.05

Bold - above ES

Italic - above PAL

MW-1, MW-2, MW-3, MW-6, and MW-7 were destroyed during construction activities sometime between the 1995 and 2004 sampling events.

* 1,2-Dichloroethane detected at 2.0 ppb in the 11/8/95 sampling event.

**Table 2: Groundwater Well Elevations
Quad Grapics, New Berlin Facility**

Well ID	Top of PVC Pipe (ft msl)	Groundwater Elevation				
		(ft msl)				
		1/1/1994	11/16/1995	2/23/1996	8/5/2004	9/9/2004
MW-1	845.41	841.56	841.90	842.06	abandoned	abandoned
MW-2	845.06	841.51	842.06	*	abandoned	abandoned
MW-3	843.42	840.77	842.00	*	abandoned	abandoned
MW-4	849.34	-	841.99	841.90	damaged	damaged
MW-5	848.38	-	841.69	837.86	842.15	841.32
MW-6	850.4	-	842.04	842.00	abandoned	abandoned
MW-7	843.55	-	842.18	843.55	abandoned	abandoned
PZ-1	849.16	-	825.34	839.57	damaged	damaged

Notes:

NM = not measured

*wells were frozen

MASTERFILE COPY

PROJECT # _____

RECEIVED

NOV 12 2004

HSI GeoTrans
Milwaukee

Date: 11/10/04

Site Name: PARCEL DIRECT - NEW BELLIN

Site Address: 16555 WEST ROGERS DRIVE
NEW BELLIN, WI 53151

Responsible Party: QUAD/GRAPHICS, INC.

Address: W224 N3322 DUPLAINVILLE ROAD
PEWAUKEE, WI 53072-4195

The above named responsible party, certifies that the attached legal description(s) is/are complete and accurate for all of the property within the contaminated site's boundaries that has soil and/or groundwater contamination that exceeds acceptable levels established by the Wisconsin Department of Natural Resources at the time of this case closure request.

[Responsible Party Name] THOMAS ESTOCK

Thomas Estock

[Signed by Authorized Representative]
ON BEHALF OF QUAD/GRAPHICS, INC.