

GIS REGISTRY
Cover Sheet

August 2011
(RR-5367)

Source Property Information

BRRTS #:

ACTIVITY NAME:

PROPERTY ADDRESS:

MUNICIPALITY:

PARCEL ID #:

CLOSURE DATE:

FID #:

DATCP #:

PECFA#:

***WTM COORDINATES:**

X: Y:

**Coordinates are in
WTM83, NAD83 (1991)*

WTM COORDINATES REPRESENT:

- Approximate Center Of Contaminant Source
 Approximate Source Parcel Center

Please check as appropriate: (BRRTS Action Code)

Contaminated Media:

- Groundwater Contamination > ES (236) Soil Contamination > *RCL or **SSRCL (232)
- Contamination in ROW Contamination in ROW
 Off-Source Contamination Off-Source Contamination
(note: for list of off-source properties see "Impacted Off-Source Property" form) *(note: for list of off-source properties see "Impacted Off-Source Property" form)*

Land Use Controls:

- N/A (Not Applicable) Cover or Barrier (222)
 Soil: maintain industrial zoning (220) *(note: maintenance plan for groundwater or direct contact)*
(note: soil contamination concentrations between non-industrial and industrial levels) Vapor Mitigation (226)
 Structural Impediment (224) Maintain Liability Exemption (230)
 Site Specific Condition (228) *(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*

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

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

BRRTS #: (No Dashes) PARCEL ID #:
ACTIVITY NAME: WTM COORDINATES: X: Y:

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

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

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

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

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

BRRTS #: 02-37-107077

ACTIVITY NAME: Wausau Paper Mills Bldg. 4

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 #: Title:

Figure #: Title:

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: Title:

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

Figure #: Title:

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 #: Title:

- 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 #: 1 Title: **Groundwater Sampling Results Limited Subsurface Investigation, Wausau Paper**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: Title:

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: Title:

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-37-107077

ACTIVITY NAME: Wausau Paper Mills Bldg. 4

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

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

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

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

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #:

Title:

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

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



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Dale T. Urso, District Director

North Central District Headquarters
PO Box 818, 107 Sulliff Ave.
Rhinelander, WI 54501-0818
TELEPHONE 715-365-8900
FAX 715-365-8932
TDD 715-365-8957

August 28, 1996

NCD UID #02-37-107077

Mr. Darrell Jeffries
Wausau Paper Mills
2nd St
Brokaw, WI 54417

Subject: Wausau Paper Mills Bldg #4, Brokaw, WI

Dear Mr. Jeffries:

The Department of Natural Resources provided a notice to you that the degree and extent of iron, manganese, and sulfate contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On August 22, 1996, the above-named site was reviewed by the North Central District Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

Based on the investigative and remedial documentation provided to the Department, it appears that the iron, manganese and sulfate contamination has been investigated and remediated to the extent practicable under current site conditions. Therefore, the Department considers the case "closed," having determined that no further action is necessary at the site at this time. Due to the presence of utilities and structures, the full extent and degree of residual contamination remaining at the site is not known. For this reason, the closeout committee required as a condition of the closeout of the case that the property owner sign and record an affidavit at the County Register of Deeds office for the property, giving notice that the full extent and degree of residual contamination remaining on the property is unknown, within 30 days after receipt of this letter. To document that this condition has been complied with, the property owner must submit to the Department a copy of the recorded affidavit, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the affidavit to the property owner. The affidavit may be amended in the future if conditions change at the site and the residual contamination is defined or remediated.

Enclosed is an example of a deed restriction. Please ask your attorney to draft a specific deed restriction for this site and submit the draft to me. Department of Natural Resources attorneys will review the draft and return it to your attorney with revisions. After your attorney has

made the revisions, you may sign and record the restriction with the Marathon County Register of Deeds. A copy of the recorded restriction must be then filed with the Department of Natural Resources.

If you have any questions, please call me at 715-365-8990.

Sincerely,
NORTH CENTRAL DISTRICT

Janet Kazda
North Central District Closeout Committee

cc: File
Kevin Daleness, Geraghty & Miller, Inc., 126 N Jefferson St, Suite 400, Milwaukee,
WI 53202

Declaration of Restrictions and Covenants

Document Number

Document Title

1089785
WAUSAU PAPER MILLS

REGISTER'S OFFICE
MARATHON COUNTY, WI
11-21-1996 04:39 PM

Declaration of Restrictions and Covenants

In RE: Wausau Paper Mills property,
Brokaw, Wisconsin (more
specifically described on the
attached Exhibit A)

VOLUME 763 OF MICRO
RECORDS ON PAGE 836
838

Michael J. Sydow

STATE OF WISCONSIN)
) ss
COUNTY OF MARATHON)

Recording Area

WHEREAS, Wausau Paper Mills is the owner (the
"Owner") of the property described on the
attached Exhibit A (the "Property"); and

Name and Return Address *CR 14.00*

Joseph E. Puchner, Esq.
Quarles & Brady
411 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-4497

WHEREAS, it is the desire and intention of the
Owner to impose on the Property restrictions
which will make it unnecessary to conduct further
soil remediation activities on the Property at the
present time;

NOW, THEREFORE, the Owner hereby declares
that the Property is held and shall be held,
conveyed or encumbered, leased, rented, used,
occupied and improved subject to the following limitation and restrictions:

Parcel Identification Number (PIN)

Based on investigative and remedial documentation, iron, sulfate and manganese contamination has been identified on a portion of the Property and remediated to the extent practicable under current site conditions. The full extent and degree of residual contamination remaining on the Property is unknown because of structural impediments. Pursuant to the requirements of s. 144.76, Stats., any future work on the Property which removes the structural impediments which currently exist shall provide for an investigation of the degree and extent of iron, sulfate and manganese contamination. To the extent that contamination is found at that time, the Wisconsin Department of Natural Resources shall be immediately notified and the contamination shall be properly treated or disposed of in accordance with applicable laws.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the Property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources its successors or assigns. The Department, their successors

EXHIBIT A

Legal Description

Government Lot 3 in the northeast quarter of Section 3, Township 29 North, Range 7 East, in the County of Marathon, Wisconsin, excepting therefrom that portion of said Government Lot 3 that falls within the Wausau Paper Mills Co.'s Everest Plat in the Village of Brokaw, County of Marathon, Wisconsin.

106.4.2907.025.9998

1089785
WAUSAU PAPER MILLS

DRAFTER: ELS

APPROVED:

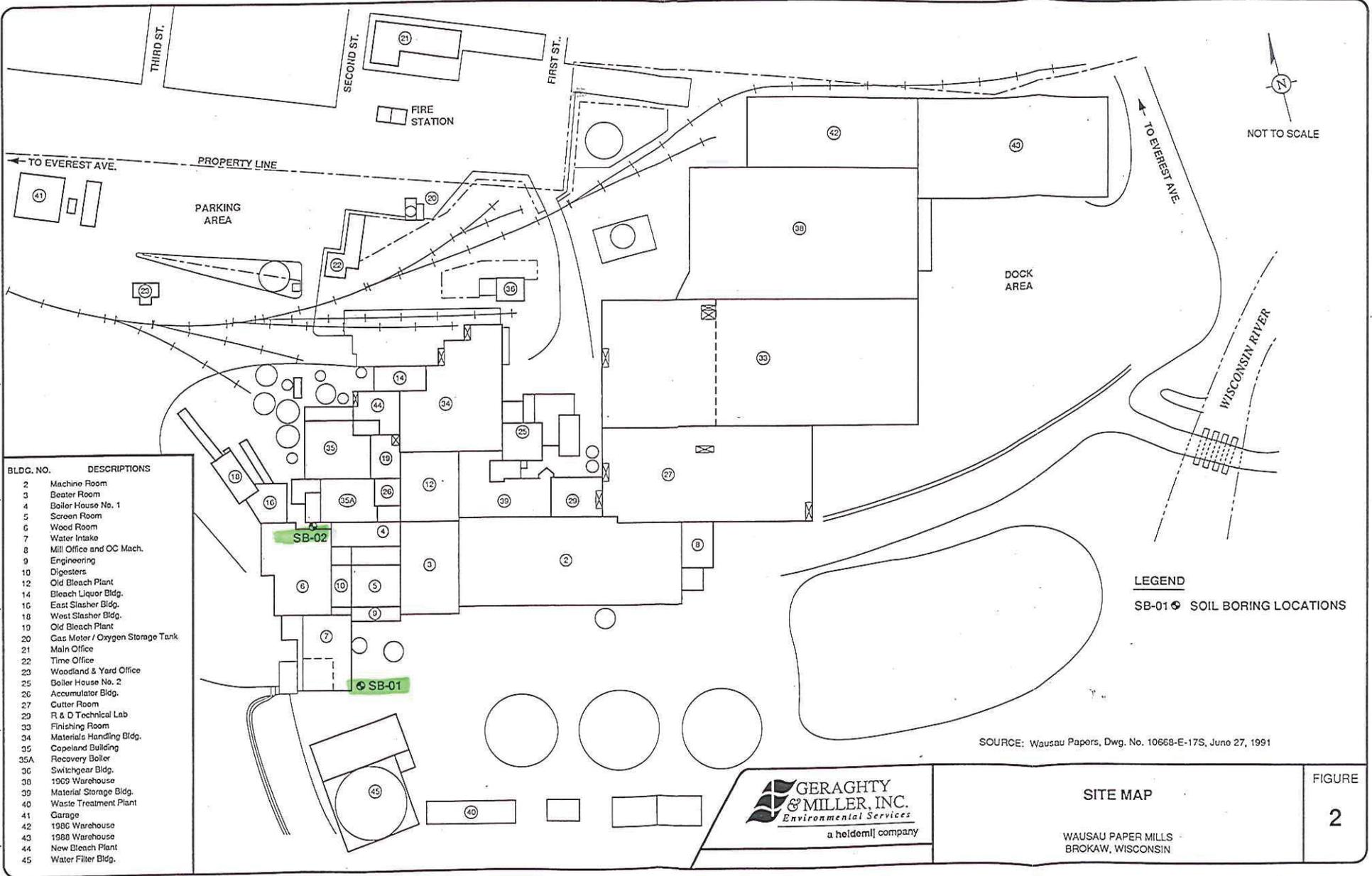
CHECKED: KLD

DRAWING: 06

FILE NO.: 1394

PRJCT NO.: W0559.001

DWG DATE: 23JAN95



| BLDG. NO. | DESCRIPTIONS |
|-----------|---------------------------------|
| 2 | Machine Room |
| 3 | Beater Room |
| 4 | Boiler House No. 1 |
| 5 | Screen Room |
| 6 | Wood Room |
| 7 | Water Intake |
| 8 | Mill Office and OC Mach. |
| 9 | Engineering |
| 10 | Digesters |
| 12 | Old Bleach Plant |
| 14 | Bleach Liquor Bldg. |
| 16 | East Slasher Bldg. |
| 18 | West Slasher Bldg. |
| 19 | Old Bleach Plant |
| 20 | Gas Motor / Oxygen Storage Tank |
| 21 | Main Office |
| 22 | Time Office |
| 23 | Woodland & Yard Office |
| 25 | Boiler House No. 2 |
| 26 | Accumulator Bldg. |
| 27 | Cutter Room |
| 29 | R & D Technical Lab |
| 33 | Finishing Room |
| 34 | Materials Handling Bldg. |
| 35 | Copeland Building |
| 35A | Recovery Boiler |
| 36 | Switchgear Bldg. |
| 38 | 1969 Warehouse |
| 39 | Material Storage Bldg. |
| 40 | Waste Treatment Plant |
| 41 | Garage |
| 42 | 1986 Warehouse |
| 43 | 1988 Warehouse |
| 44 | New Bleach Plant |
| 45 | Water Filter Bldg. |

SOURCE: Wausau Papers, Dwg. No. 10668-E-17S, June 27, 1991



SITE MAP

WAUSAU PAPER MILLS
BROKAW, WISCONSIN

FIGURE

2

Marathon County Land Record



Request: 10629070259998
PIN: 106-2907-025-9998
Parcel: 45-022907-OGL-004-00-00
Municipality: Village of BROKAW

Report Generated:
8/7/2012 at 12:49:54 PM



For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Public

Account: None

(1) General Parcel Information:

PIN 106-2907-025-9998
Parcel Number 45-022907-OGL-004-00-00
Parcel Status Active
Sale Type ADDITIONAL PARCELS
Sale Date 01/02/2007
Sale Amount \$51,764,700.00
Transfer Tax \$155,294.10
Deed Type Quit Claim
Deed Reference 1466195
Mailing Address PO BOX 305
BROKAW WI
54417

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Marathon County- Village of Brokaw



- Legend**
- Municipal Boundary
 - Parcels
 - Section Lines/Numbers

Scale: 1" = 600 feet

7/31/2012 3:27:17 PM.

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

DRAFTER: ELS

APPROVED:

CHECKED: KLD

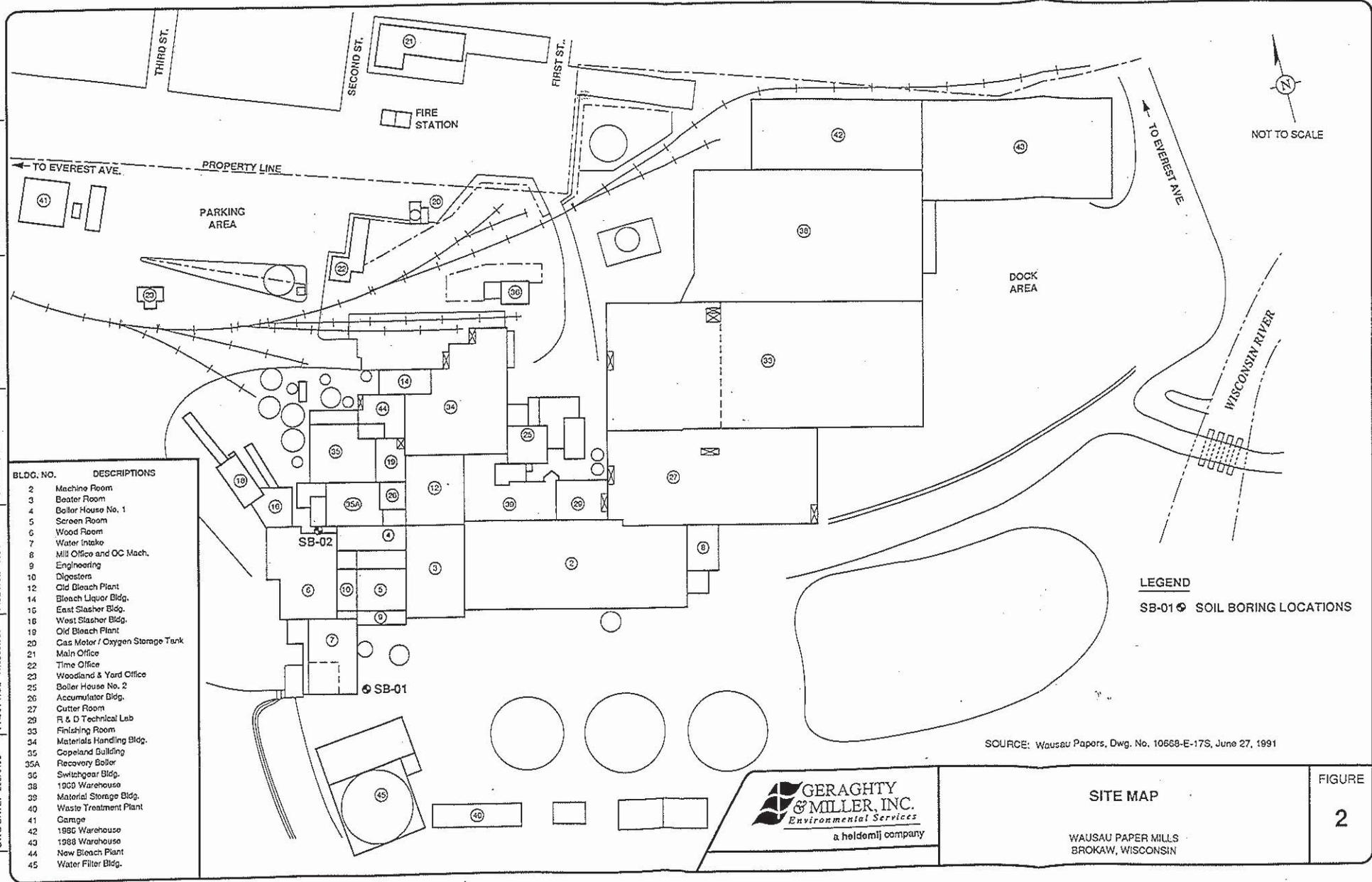
DRAWING: 06

FILE NO.: 1394

PROJECT NO.: W05539.001

DWG DATE: 20JAN98

| BLDG. NO. | DESCRIPTIONS |
|-----------|---------------------------------|
| 2 | Machine Room |
| 3 | Boiler Room |
| 4 | Boiler House No. 1 |
| 5 | Screen Room |
| 6 | Wood Room |
| 7 | Water Intake |
| 8 | Mill Office and OC Mach. |
| 9 | Engineering |
| 10 | Digesters |
| 12 | Old Bleach Plant |
| 14 | Bleach Liquor Bldg. |
| 15 | East Slasher Bldg. |
| 18 | West Slasher Bldg. |
| 19 | Old Bleach Plant |
| 20 | Gas Motor / Oxygen Storage Tank |
| 21 | Main Office |
| 22 | Time Office |
| 23 | Woodland & Yard Office |
| 25 | Boiler House No. 2 |
| 26 | Accumulator Bldg. |
| 27 | Cutter Room |
| 29 | R, & D Technical Lab |
| 33 | Finishing Room |
| 34 | Materials Handling Bldg. |
| 35 | Copeland Building |
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| 40 | Waste Treatment Plant |
| 41 | Garage |
| 42 | 1986 Warehouse |
| 43 | 1988 Warehouse |
| 44 | New Bleach Plant |
| 45 | Water Filter Bldg. |



LEGEND
 SB-01 ● SOIL BORING LOCATIONS

SOURCE: Wausau Papers, Dwg. No. 10568-E-17S, June 27, 1991



SITE MAP
 WAUSAU PAPER MILLS
 BROKAW, WISCONSIN

FIGURE
2

Table 1. Groundwater Sampling Results Limited Subsurface Investigation, Wausau Papers, Brokaw, Wisconsin.

| Sample ID | Date Sampled | Alkalinity | BOD | COD | Sulfate | Tannins | Calcium | Iron | Potassium | Manganese | Sodium | Cond (µmhos/cm) | pH |
|------------------------------------|--------------|------------|-----|------|---------|---------|---------|------|-----------|-----------|--------|-----------------|-----|
| SB-01-10-12 | 12/13/95 | 910 | 400 | 3700 | ND | 320 | 170 | 330 | 27 | 4.6 | 23 | 1430 | 6.8 |
| SB-02-20-22 | 12/15/95 | 340 | 130 | 150 | 1900 | 7.8 | 140 | 200 | 30 | 2.8 | 17 | >1,999 | 7.1 |
| EB-02 (Equipment Blank) | 12/15/95 | 2 | 7 | 25 | ND | ND | ND | ND | ND | ND | ND | NA | NA |
| SB-99 (Duplicate Sample from SB02) | 12/15/95 | 140 | 290 | 310 | 2000 | 7.9 | 90 | 69 | 25 | 1.6 | 14 | NA | NA |

All Results Reported in mg/L (milligrams per liter), except where noted otherwise.

- BOD Biochemical Oxygen Demand
- COD Chemical Oxygen Demand
- ND Not Detected
- NA Not Analyzed

waupaper\wi0539\invest\tables\soilbgw.xlsjs

