

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2501 Golf Course Rd.
Ashland WI 54806

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



August 6, 2019

MR MIKE ECKERT
ECKERT-KOST LLC
203 PLEASANT ST
RHINELANDER WI 54501

SUBJECT: Continuing Obligations and Property Owner Requirements for
729 Lincoln Street, Rhineland, Wisconsin
Parcel Identification Number: RH 1387
Final Case Closure for Home Oil Co. - Former ICO Station
724-728 Lincoln Street, Rhineland, Wisconsin
WDNR BRRTS Activity #03-44-000463

Dear Mr. Eckert:

On June 11, 2012 and June 26, 2012, you were sent the attached letters from Endeavor Environmental Services, Inc., notifying you of the potential case closure of the environmental investigation and cleanup of the Home Oil Co. - Former ICO Station site located at 724-728 Lincoln Street, Rhineland. These letters reference, respectively, remaining groundwater contamination and three monitoring wells on your property located at 729 Lincoln St., Rhineland that could not be located and were assumed to be destroyed, paved over or buried. As a result, the monitoring wells could not be properly abandoned (filled and sealed) as required under Wis. Admin. Code ch. NR 141.

The Department of Natural Resources (DNR) is currently in the process of finalizing the case closure request for the former Home Oil Co. - Former ICO Station site. Due to the length of time that has passed since Endeavor Environmental Services, Inc. sent these notification letters, the DNR believes it appropriate to send you copies of these letters again prior to mailing out the final closure letter. The final closure letter is expected to be mailed within the next two weeks. You will receive a copy of the final closure letter when it is finalized.

The attached DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may also be obtained online at dnr.wi.gov by searching "RR-819".

Please contact me at (715) 685-2920 or Christopher.Saari@wisconsin.gov. if you would like to discuss these letters or the closure of the former Home Oil Co. - Former ICO Station site.

Sincerely,



Christopher A. Saari
Northern Region Team Supervisor
Remediation and Redevelopment Program

Attachments:

- Notification of Residual Contamination, Endeavor Environmental Services, Inc., June 11, 2012
- Improperly Abandoned Monitoring Wells, Endeavor Environmental Services, Inc., June 26, 2012
- Continuing Obligations for Environmental Protection, DNR Publication RR-819

cc: Joseph M. Ramcheck – Endeavor Environmental Services, Inc. (via email)
John Sager – DNR Superior (via email)

June 11, 2012

Mr. Mike Eckert
Eckert, Kost & Vocke LLP
729 Lincoln Street
Rhineland, Wisconsin 54501

Re: Notification of Residual Contamination
Tackle Box & Home Oil Co. (Former) **WDNR BRRTS No. 03-44-000463**
728 Lincoln Street **DSPS No. 54501-3540-28-A**
Rhineland, Wisconsin 54501
Endeavor Project No. P07753.45

Dear Mr. Eckert,

This letter is being sent to you as a representative of Eckert-Kost, LLC the current owner of the property located at 729 Lincoln Street, Rhineland, Wisconsin. Environmental monitoring performed at the property has shown that groundwater contamination exceeding ch. NR 140 enforcement standards likely remains on the property. This contamination has migrated onto your property from the Tackle Box & Home Oil Co. (Former). Site closure is being requested at this time, and in accordance with the requirements of s. NR 726.05 (2) (b) 4, and (3) (a) 4.g., the following information is being provided.

Groundwater petroleum contamination likely exists on the property located at 729 Lincoln Street. Groundwater monitoring well MW-8 has historically reported benzene, ethylbenzene, toluene, total xylenes, total trimethylbenzene and naphthalene contamination in the groundwater on your property above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. The last groundwater sampling event completed for monitoring well MW-8 was November 8, 2004, and no additional sampling has been completed because this monitoring well could not be located and is believed to have been destroyed. Because more recent groundwater contaminant data is not available for your property, the presence of groundwater contaminants at levels exceeding NR 140 enforcement standards is assumed to remain at the present time.

Our environmental consultant, Endeavor Environmental Services, Inc. has informed me that the groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 Wisconsin Administrative Code, and I will be requesting that the Wisconsin Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. 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.

The source of the identified contamination is not on your property; therefore, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this 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.state.wi.us/org/aw/rr/archives/pubs/RR589.pdf> or call 608-267-3859.

The Wisconsin Department of Natural Resources 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 Wisconsin Department of Natural Resources that is relevant to this closure request, you should mail that information to:

John Sager
Wisconsin Department of Natural Resources
107 Sutliff Avenue
Rhineland, Wisconsin 54501

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards and soil contamination exceeds site-specific RCLs 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 or groundwater contamination above regulatory or site-specific standards existed at the time that the case was closed. This GIS Registry will be available to the general public on Department of Natural Resources' internet web site.

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://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2>. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to obtain approval from a regional water supply specialist in DNR's Drinking Water and Groundwater Program. The well-construction application, form 3300-254, may be accessed through the GIS Registry web address in the preceding paragraph.

If you need more information, you may contact me by mail at 303 Seldon Avenue, Iron River, Michigan, 49935, or you may contact John Sager-Wisconsin Department of Natural Resources at (715) 365-8959.

Sincerely,



Krist Atanasoff
Krist Oil Co.- Responsible Party

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 	A. Signature X <u>Debbie Schmidt</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Mr. Mike Eckert Eckert, Kost & Vocke, LLP 729 Lincoln Street Rhineland, WI 54501	B. Received by (Printed Name) <u>Debbie Schmidt</u>	C. Date of Delivery <u>6-28-12</u>
	D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No	
2. Article Number (Transfer from service label)	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
7012 0470 0001 5168 3953		

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

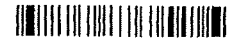
DOC# 588188
Recorded
OCT. 30, 2003 AT 03:18PM

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

Thomas H. Leighton

THOMAS H LEIGHTON
RECEIVED
ONEIDA COUNTY, WI
Fee Amount: \$11.00
Transfer fee: \$1500.00



This Deed, made between Stora Enso North America Corp., f/k/a Stora Enso Consolidated Papers, Inc., f/k/a Consolidated Papers, Inc., f/k/a Consolidated Water Power and Paper Company, a Wisconsin corporation Grantor, and Eckert-Kost LLC Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Oneida County, State of Wisconsin (the "Property"): Lots 7 to 12, inclusive, of Block 2 of Cohn, Bing & Slimmer's Second Addition to the City of Rhinelander, according to the recorded Plat thereof.

Lots 1 to 6, inclusive, of Block 3 of Cohn, Bing & Slimmer's Second Addition to the City of Rhinelander, according to the recorded Plat thereof.

That portion of vacated Newell Street as described in Order recorded as Document No. 145942, Oneida County Records.

Recording Area

Name and Return Address

ONEIDA TITLE & ABSTRACT, INC.

RH 1386

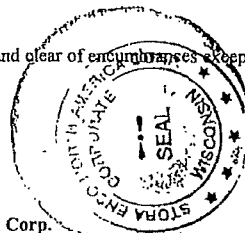
Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements, reservations and restrictions of record.

Dated this 29th day of October, 2003.



Stora Enso North America Corp.

By: *Carl H. Wartman*
* Carl H. Wartman, Senior Vice President

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Wood County)

Personally came before me this 29th day of October, 2003, the above named Carl H. Wartman, Senior Vice President

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

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

THIS INSTRUMENT WAS DRAFTED BY
Atty. Nicholas J. Brazeau (tv)
PO Box 639, Wisconsin Rapids, WI 54485-0639

Susan M. Stein
* Susan M. Stein
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date:
August 26, 2007)

(Signatures may be authenticated or acknowledged. Both notary and grantor.)



June 26, 2012

Mr. Mike Eckert
Eckert, Kost & Vocke LLP
729 Lincoln Street
Rhineland, Wisconsin 54501

Re: Improperly Abandoned Monitoring Wells
Tackle Box & Home Oil Co. (Former) WDNR BRRTS No. 03-44-000463
728 Lincoln Street DSPS No. 54501-3540-28-A
Rhineland, Wisconsin 54501
Endeavor Project No. P07753.45

Mr. Eckert:

This letter is being sent to you as a representative of Eckert-Kost, LLC the current owner of the property located at 729 Lincoln Street, Rhineland, Wisconsin.

As part of the environmental monitoring activities completed for the Tackle Box & Home Oil Co. (Former), three groundwater monitoring wells were placed on the property located at 728 Lincoln Street. These monitoring wells, identified as MW-8, MW-10 and MW-11, could not be located and were apparently destroyed, paved over or buried under fill material during construction activities on the property. Therefore, it appears these monitoring wells were not properly abandoned in accordance with Wisconsin Administrative Code (WAC) NR 141.25. If any of these monitoring wells are identified in the future, they need to be properly abandoned according to WAC NR141.25 requirements. The location of monitoring wells MW-8, MW-10 and MW-11 is illustrated in the attached Figure 2 – Site Plan View. Copies of the monitoring well construction forms are also provided.

If you have any questions, please feel free to contact me at (920) 437-2997 at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ramcheck", is written over a horizontal line.

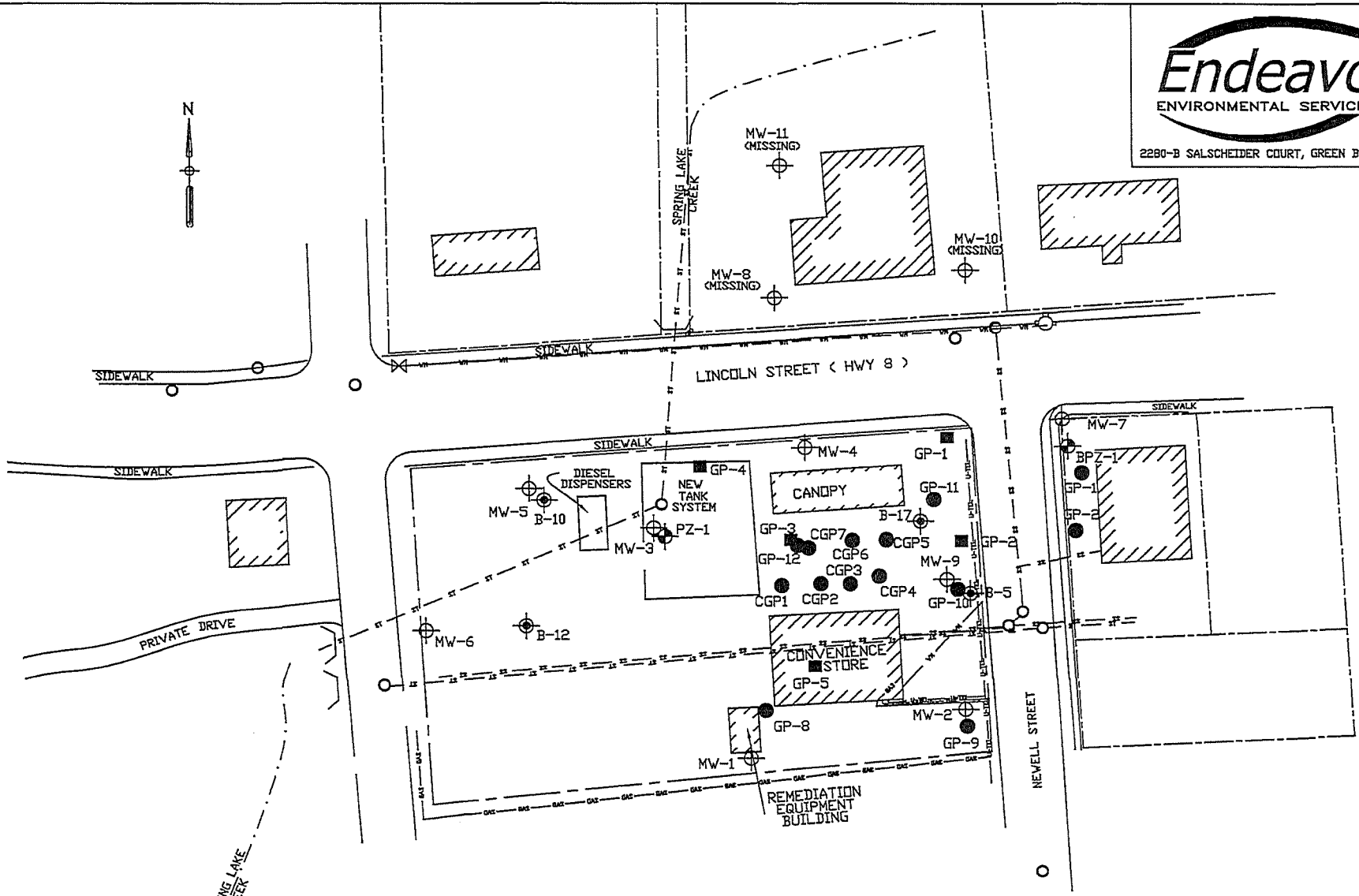
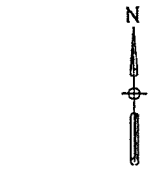
Joseph M. Ramcheck
Senior Project Manager

cc: File

Enclosures



2280-B SALSCHIEDER COURT, GREEN BAY, WI 54313



- LEGEND**
- MONITORING WELL
 - PIEZOMETER
 - SOIL BORING
 - GEOPROBE SOIL BORING
 - GEOPROBE SOIL BORING (12/21/93)
 - APPROXIMATE PROPERTY BOUNDARY

- CULVERT OPENING
- UNDERGROUND ELECTRICAL
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- STORM SEWER (APPROX. LOCATION)
- SANITARY SEWER (APPROX. LOCATION)
- MANHOLE
- HYDRANT
- WATER VALVE

FIGURE 2
SITE PLAN VIEW
TACKLE BOX & HOME OIL CO. (FORMER)
RHINELANDER, WISCONSIN

SCALE	SHEET NO.	DWG NO.	DATE	SIZE	DRWN BY	FILE	REVISED	APP'D
1" = 80'	1 OF 1	P07753.452.40	10/15/12	A	MDL/svo	255	SVO	10/15

Facility/Project Name <i>KRIST OIL COMPANY-RHINELANDER #1</i>	Local Grid Location of Well <i>Feet S, Feet W</i>	Well Name <i>MW-B</i>
Facility License, Permit or Monitoring Number	Grid Origin Location	Wis. Unique Well Number DNR Well Number
Type of Well Water Table Observation Well <input type="checkbox"/> 11 Piezometer <input checked="" type="checkbox"/> 12	Section Location of Waste/Source <i>SE 1/4 of SW 1/4 of Section 5, T 36 N, R 9 E</i>	Date Well Installed <i>02/02/95</i>
Distance Well Is From Waste/Source Boundary	Location of Well Relative to Waste/Source u. <input type="checkbox"/> Upgradient s. <input type="checkbox"/> Sidegradient d. <input type="checkbox"/> Downgradient n. <input type="checkbox"/> Not Known	Well Installed By: (Person's Name and Firm) <i>Jan Sholander Coleman Engineering, Inc.</i>
Is Well A Point of Enforcement Std. Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

A. Protective pipe, top elevation 1542.72 ft. MSL

B. Well casing, top elevation 1542.48 ft. MSL

C. Land surface elevation 1542.70 ft. MSL

D. Surface seal, bottom 1541.7 ft. MSL or 1.0 ft.

12. USCS Classification of soil near screen:

GP GM GC GW SW SP
SM SC ML MH CL CH
Bedrock

13. Sieve analysis attached? Yes No

14. Drilling method used: Rotary 50
Hollow Stem Auger 41
Other

15. Drilling fluid used: Water 02 Air 01
Drilling Mud 03 None 89

16. Drilling additives used? Yes No
Describe n/a

17. Source of water (attach analysis):
n/a

E. Bentonite seal, top 1541.7 ft. MSL or 1.0 ft.

F. Fine sand, top 1531.2 ft. MSL or 10.5 ft.

G. Filter pack, top 1529.2 ft. MSL or 12.5 ft.

H. Screen joint, top 1527.2 ft. MSL or 14.5 ft.

I. Well bottom 1517.2 ft. MSL or 24.5 ft.

J. Filter pack, bottom 1518.7 ft. MSL or 25.0 ft.

K. Borehole, bottom 1518.7 ft. MSL or 25.0 ft.

L. Borehole, diameter 8.0 in.

M. O.D. well casing 2.38 in.

N. I.D. well casing 2.07 in.

1. Cap and lock? Yes No

2. Protective cover pipe:
a. Inside diameter: 8.0 in.
b. Length: 1.0 ft.
c. Material: Steel 04
Other

d. Additional protection? Yes No
If yes, describe: _____

3. Surface seal: Bentonite 30
Concrete 01
Other

4. Material between well casing and protective pipe:
Bentonite 30
Annular space seal
Other

5. Annular space seal: a. Granular Bentonite 33
b. _____ lbs/gal mud weight Bentonite-sand slurry 35
c. _____ lbs/gal mud weight Bentonite slurry 31
d. _____ % Bentonite Bentonite-cement grout 50
e. 3.23 Ft³ volume added for any of the above
f. How installed: Tremie 01
Tremie pumped 02
Gravity 08

6. Bentonite seal: a. Bentonite Granules 33
b. 1/4 in. 3/8 in. 1/2 in. Bentonite pellets 32
c. _____ Other

7. Fine sand material: Manufacturer, product name and mesh size
a. Badger BB#7
b. Volume added 0.68 ft³

8. Filter pack material: Manufacturer, product name and mesh size
a. American Materials Flint #30
b. Volume added 4.25 ft³

9. Well casing: Flush threaded PVC schedule 40 23
Flush threaded PVC schedule 80 24
Other

10. Screen material: PVC
a. Screen type: Factory cut 11
Continuous slot 01
Other
b. Manufacturer Northern Air
c. Slot size: 0.010 in.
d. Slotted length: 9.5 ft.

11. Backfill material (below filter pack): None 14
Other

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature Thomas L. Mezzy Firm Remedial Engineering, Inc.
4080 N. 20th Ave.
Wausau, WI 54401

Please complete both sides of this form and return to the appropriate DNR office listed at the top of this form as required by chs. 144, 147 and 160 Wis. Stats., and ch. NR 141, Wis. Ad. Code. In accordance with ch. 144 Wis. Stats., failure to file this form may result in a forfeiture of not less than \$10, nor more than \$5000 for each day of violation. In accordance with ch. 147 Wis. Stats., failure to file this form may result in a forfeiture of not more than \$10,000 for each day of violation. NOTE: Shaded areas are for DNR use only. See instructions for more information including where the completed form should be sent.

Facility/Project Name KRIST OIL COMPANY--RHINELANDER #1	Local Grid Location of Well Feet S, Feet N	Well Name MW-10
Facility License, Permit or Monitoring Number	Grid Origin Location	Wis. Unique Well Number DNR Well Number
Type of Well Water Table Observation Well <input checked="" type="checkbox"/> 11 Piezometer <input type="checkbox"/> 12	Section Location of Waste/Source SE 1/4 of SW 1/4 of Section 5, T 36 N, R 9 E	Date Well Installed 08/26/05
Distance Well is From Waste/Source Boundary	Location of Well Relative to Waste/Source u <input type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known	Well Installed By: (Person's Name and Firm) Aaron Brunette Environmental Drilling Services
Is Well A Point of Enforcement Std. Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

A. Protective pipe, top elevation 1544.40 ft. MSL
 B. Well casing, top elevation 1543.76 ft. MSL
 C. Land surface elevation 1544.4 ft. MSL
 D. Surface seal, bottom 1543.4 ft. MSL or 1.0 ft.

12. USCS Classification of soil near screen:
 GP GM GC GW SW SP
 SM SC ML MH CL CH
 Bedrock

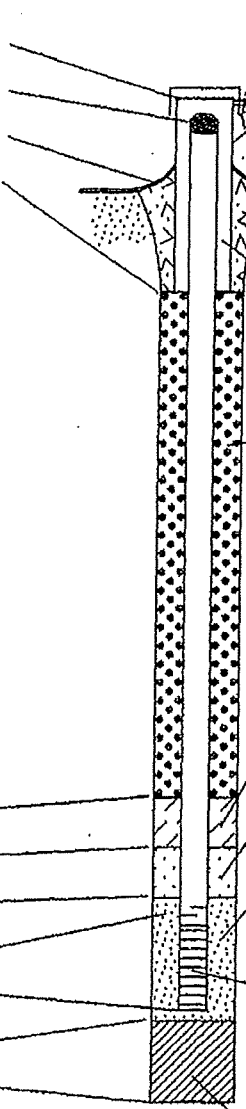
13. Sieve analysis attached? Yes No

14. Drilling method used: Rotary 50
 Hollow Stem Auger 41
 Other

15. Drilling fluid used: Water 02 Air 01
 Drilling Mud 03 None 99

16. Drilling additives used? Yes No
 Describe n/a

17. Source of water (attach analysis):
n/a



1. Cap and lock? Yes No

2. Protective cover pipe:
 a. Inside diameter: 8.0 in.
 b. Length: 1.0 ft.
 c. Material: Steel 04
 Other
 d. Additional protection? Yes No
 If yes, describe: Flushmount

3. Surface seal: Bentonite 30
 Concrete 01
 Other

4. Material between well casing and protective pipe:
 Bentonite 30
 Annular space seal
 Other

5. Annular space seal: a. Granular Bentonite 33
 b. lbs/gal mud weight Bentonite-sand slurry 35
 c. lbs/gal mud weight Bentonite slurry 31
 d. 2.72 % Bentonite Bentonite-cement grout 50
 e. 2.72 Ft³ volume added for any of the above
 f. How Installed: Tremie 01
 Tremie pumped 02
 Gravity 08

6. Bentonite seal: a. Bentonite Granules 33
 b. 1/4 in. 3/8 in. 1/2 in. Bentonite pellets 32
 c. Other

7. Fine sand material: Manufacturer, product name and mesh size
 a. Badger BB#7
 b. Volume added 0.68 ft³

8. Filter pack material: Manufacturer, product name and mesh size
 a. American Materials Flint #30
 b. Volume added 4.08 ft³

9. Well casing: Flush threaded PVC schedule 40 23
 Flush threaded PVC schedule 80 24
 Other

10. Screen material: PVC
 a. Screen type: Factory cut 11
 Continuous slot 01
 Other
 b. Manufacturer Northern Air
 c. Slot size: 0.010 in.
 d. Slotted length: 10.0 ft.

11. Backfill material (below filter pack): None 14
 Other

E. Bentonite seal, top 1543.4 ft. MSL or 1.0 ft.
 F. Fine sand, top 1535.4 ft. MSL or 9.0 ft.
 G. Filter pack, top 1533.4 ft. MSL or 11.0 ft.
 H. Screen joint, top 1531.4 ft. MSL or 13.0 ft.
 I. Well bottom 1521.4 ft. MSL or 23.0 ft.
 J. Filter pack, bottom 1521.4 ft. MSL or 23.0 ft.
 K. Borehole, bottom 1521.4 ft. MSL or 23.0 ft.
 L. Borehole, diameter 8.0 in.
 M. O.D. well casing 2.38 in.
 N. I.D. well casing 2.07 in.

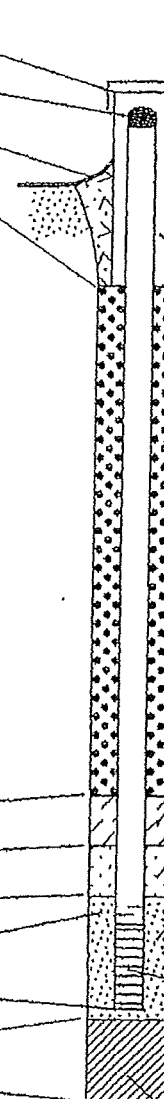
I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature [Signature] Firm Remedial Engineering, Inc.
 4080 N. 20th Ave.
 Wausau, WI 54401

Please complete both sides of this form and return to the appropriate DNR office listed at the top of this form as required by chs. 144, 147 and 160 Wis. Stats., and ch. NR 141, Wis. Ad. Code. In accordance with ch. 144 Wis. Stats., failure to file this form may result in a forfeiture of not less than \$10, nor more than \$5000 for each day of violation. In accordance with ch. 147 Wis. Stats., failure to file this form may result in a forfeiture of not more than \$10,000 for each day of violation. NOTE: Shaded areas are for DNR use only. See instructions for more information including where the completed form should be sent.

Facility/Project Name KRIST OIL COMPANY--RHINELANDER #1	Local Grid Location of Well Feet S, Feet W	Well Name MW-11
Facility License, Permit or Monitoring Number	Grid Origin Location	Wis. Unique Well Number DNR Well Number
Type of Well Water Table Observation Well <input checked="" type="checkbox"/> 11 Piezometer <input type="checkbox"/> 12	Section Location of Waste/Source SE 1/4 of SW 1/4 of Section 5, T 36 N, R 9 E	Date Well Installed 06/26/95
Distance Well is From Waste/Source Boundary	Location of Well Relative to Waste/Source u <input type="checkbox"/> Upgradient s <input type="checkbox"/> Sidegradient d <input type="checkbox"/> Downgradient n <input type="checkbox"/> Not Known	Well Installed By: (Person's Name and Firm) Aaron Brunette Environmental Drilling Services
Is Well A Point of Enforcement Std. Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

A. Protective pipe, top elevation	<u>1540.00</u> ft. MSL	1. Cap and lock? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
B. Well casing, top elevation	<u>1539.74</u> ft. MSL	2. Protective cover pipe: a. Inside diameter: 8.0 in. b. Length: 1.0 ft. c. Material: Steel <input checked="" type="checkbox"/> 04 Other <input type="checkbox"/>
C. Land surface elevation	<u>1540.0</u> ft. MSL	d. Additional protection? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: <u>Flushmount</u>
D. Surface seal, bottom	<u>1539.0</u> ft. MSL or <u>1.0</u> ft.	3. Surface seal: Bentonite <input type="checkbox"/> 30 Concrete <input checked="" type="checkbox"/> 01 Other <input type="checkbox"/>
12. USCS Classification of soil near screen: GP <input type="checkbox"/> GM <input type="checkbox"/> GC <input type="checkbox"/> GW <input type="checkbox"/> SW <input type="checkbox"/> SP <input checked="" type="checkbox"/> SM <input type="checkbox"/> SC <input type="checkbox"/> ML <input type="checkbox"/> MH <input type="checkbox"/> CL <input type="checkbox"/> CH <input type="checkbox"/> Bedrock <input type="checkbox"/>		4. Material between well casing and protective pipe: Bentonite <input checked="" type="checkbox"/> 30 Annular space seal <input type="checkbox"/> Other <input type="checkbox"/>
13. Sieve analysis attached? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		5. Annular space seal: a. Granular Bentonite <input checked="" type="checkbox"/> 33 b. <u> </u> lbs/gal mud weight Bentonite-sand slurry <input type="checkbox"/> 35 c. <u> </u> lbs/gal mud weight Bentonite slurry <input type="checkbox"/> 31 d. <u> </u> % Bentonite Bentonite-cement grout <input type="checkbox"/> 50 e. <u>2.04</u> Ft ³ volume added for any of the above f. How installed: Tremie <input type="checkbox"/> 01 Tremie pumped <input type="checkbox"/> 02 Gravity <input checked="" type="checkbox"/> 08
14. Drilling method used: Rotary <input type="checkbox"/> 50 Hollow Stem Auger <input checked="" type="checkbox"/> 41 Other <input type="checkbox"/>		6. Bentonite seal: a. Bentonite Granules <input type="checkbox"/> 33 b. <input type="checkbox"/> 1/4 in. <input checked="" type="checkbox"/> 3/8 in. <input type="checkbox"/> 1/2 in. Bentonite pellets <input checked="" type="checkbox"/> 32 c. <u> </u> Other <input type="checkbox"/>
15. Drilling fluid used: Water <input type="checkbox"/> 02 Air <input type="checkbox"/> 01 Drilling Mud <input type="checkbox"/> 03 None <input checked="" type="checkbox"/> 00		7. Fine sand material: Manufacturer, product name and mesh size a. <u>Badger BB#7</u> b. Volume added <u>0.68</u> ft ³
16. Drilling additives used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Describe <u>n/a</u>		8. Filter pack material: Manufacturer, product name and mesh size a. <u>American Materials Flint #30</u> b. Volume added <u>4.42</u> ft ³
17. Source of water (attach analysis): <u>n/a</u>		9. Well casing: Flush threaded PVC schedule 40 <input checked="" type="checkbox"/> 23 Flush threaded PVC schedule 80 <input type="checkbox"/> 24 Other <input type="checkbox"/>
E. Bentonite seal, top	<u>1539.0</u> ft. MSL or <u>1.0</u> ft.	10. Screen material: <u>PVC</u> a. Screen type: Factory cut <input checked="" type="checkbox"/> 11 Continuous slot <input type="checkbox"/> 01 Other <input type="checkbox"/>
F. Fine sand, top	<u>1533.0</u> ft. MSL or <u>7.0</u> ft.	b. Manufacturer <u>Northern Air</u>
G. Filter pack, top	<u>1531.0</u> ft. MSL or <u>9.0</u> ft.	c. Slot size: 0.010 in.
H. Screen joint, top	<u>1529.0</u> ft. MSL or <u>11.0</u> ft.	d. Slotted length: 10.0 ft.
I. Well bottom	<u>1519.0</u> ft. MSL or <u>21.0</u> ft.	11. Backfill material (below filter pack): None <input checked="" type="checkbox"/> 14 Other <input type="checkbox"/>
J. Filter pack, bottom	<u>1518.0</u> ft. MSL or <u>22.0</u> ft.	
K. Borehole, bottom	<u>1518.0</u> ft. MSL or <u>22.0</u> ft.	
L. Borehole, diameter	<u>8.0</u> in.	
M. O.D. well casing	<u>2.38</u> in.	
N. I.D. well casing	<u>2.07</u> in.	



I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature: [Signature] Firm: Remedial Engineering, Inc.
4080 N. 20th Ave.
Wausau, WI 54401

Please complete both sides of this form and return to the appropriate DNR office listed at the top of this form as required by chs. 144, 147 and 160 Wis. Stats., and ch. NR 141, Wis. Ad. Code. In accordance with ch. 144 Wis. Stats., failure to file this form may result in a forfeiture of not less than \$10, nor more than \$5000 for each day of violation. In accordance with ch. 147 Wis. Stats., failure to file this form may result in a forfeiture of not more than \$10,000 for each day of violation. NOTE: Shaded areas are for DNR use only. See instructions for more information including where the completed form should be sent.

DOC# 588188
Recorded
OCT. 30, 2003 AT 03:18PM

STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

Thomas H. Leighton

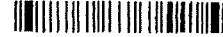
This Deed, made between Stora Enso North America Corp., f/k/a Stora Enso Consolidated Papers, Inc., f/k/a Consolidated Papers, Inc., f/k/a Consolidated Water Power and Paper Company, a Wisconsin corporation Grantor, and Eckert-Kost LLC Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Oneida County, State of Wisconsin (the "Property"): Lots 7 to 12, inclusive, of Block 2 of Cohn, Bing & Slimmer's Second Addition to the City of Rhinelander, according to the recorded Plat thereof.

Lots 1 to 6, inclusive, of Block 3 of Cohn, Bing & Slimmer's Second Addition to the City of Rhinelander, according to the recorded Plat thereof.

That portion of vacated Newell Street as described in Order recorded as Document No. 145942, Oneida County Records.

THOMAS H LEIGHTON
RECEIVED
ONEIDA COUNTY, WI
Fee Amount: \$11.00
Transfer fee: \$1500.00



Recording Area

Name and Return Address

ONEIDA TITLE & ABSTRACT, INC.

RH 1386

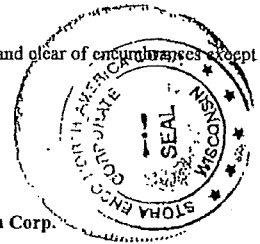
Parcel Identification Number (PIN)

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

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements, reservations and restrictions of record.

Dated this 29th day of October, 2003.



Stora Enso North America Corp.

By: *Carl H. Wartman*
* Carl H. Wartman, Senior Vice President

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, _____

ACKNOWLEDGMENT

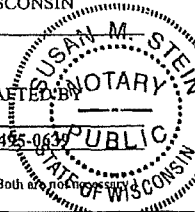
STATE OF WISCONSIN)

Wood _____ County) ss.

Personally came before me this 29th day of October, 2003 the above named Carl H. Wartman, Senior Vice President

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

THIS INSTRUMENT WAS DRAFTED BY
Atty. Nicholas J. Brazeau (tv)
PO Box 639, Wisconsin Rapids, WI 54485-0639



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

Susan M. Stein
* Susan M. Stein
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: August 26, 2007)

* Names of persons signing in any capacity must be typed or printed below their signature. INFO-PRO (800)655-2021 www.infoproform.com

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. Mike Eckert
 Eckert, Kost & Vocke, LLP
 729 Lincoln Street
 Rhineland, WI 54501

 2. Article Number
 (Transfer from service label)

7012 0470 0001 5168 3991

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 Deborah Schmidt Agent
 Addressee

B. Received by (Printed Name)

Deborah Schmidt

C. Date of Delivery

7-20-12

D. Is delivery address different from Item 1? YesIf 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



Continuing Obligations for Environmental Protection Responsibilities of Wisconsin Property Owners Wis. Stat. § 292.12

Purpose

This fact sheet is intended to help property owners understand their legal requirements under s. 292.12, Wis. Stats., regarding continuing obligations that arise due to the environmental condition of their property.

Introduction

The term “continuing obligations” refers to certain actions for which property owners are responsible following a completed environmental cleanup. They are sometimes called environmental land use controls or institutional controls. These legal obligations, such as a requirement to maintain pavement over contaminated soil, are most often found in a cleanup approval letter from the state.

Less commonly, a continuing obligation may apply where a cleanup is not yet completed but a cleanup plan has been approved, or at a property owned by a local government that is exempt from certain cleanup requirements.

What Are Continuing Obligations?

Continuing obligations are legal requirements designed to protect public health and the environment in regard to contamination that remains on a property.

Continuing obligations still apply after a property is sold. Each new owner is responsible for complying with the continuing obligations.

Background

Wisconsin, like most states, allows some contamination to remain after cleanup of soil or groundwater contamination (residual contamination). This minimizes the transportation of contamination and reduces cleanup costs while still ensuring that public health and the environment are protected.

The Department of Natural Resources (DNR), through its Remediation and Redevelopment (RR) Program, places sites or properties with residual contamination on a public database in order to provide notice to interested parties about the residual contamination and any associated continuing obligations. Please see the “Public Information” section on page 3 to learn more about the database. (Prior to June 3, 2006, the state used deed restrictions recorded at county courthouses to establish continuing obligations, and those deed restrictions have also been added into the database.)

Types of Continuing Obligations

1. Manage Contaminated Soil that is Excavated

If the property owner intends to dig up an area with contaminated soil, the owner must ensure that proper soil sampling, followed by appropriate treatment or disposal, takes place. Managing contaminated soil must be done in compliance with state law and is usually done under the guidance of a private environmental professional.

2. Manage Construction of Water Supply Wells

If there is soil or groundwater contamination and the property owner plans to construct or reconstruct a water supply well, the owner must obtain prior DNR approval to ensure that well construction is designed to protect the water supply from contamination.

Other Types of Continuing Obligations

Some continuing obligations are designed specifically for conditions on individual properties. Examples include:

- keeping clean soil and vegetation over contaminated soil;
- keeping an asphalt “cover” over contaminated soil or groundwater;
- maintaining a vapor venting system; and
- notifying the state if a structural impediment (e.g. building) that restricted the cleanup is removed. The owner may then need to conduct additional state-approved environmental work.

It is common for properties with approved cleanups to have continuing obligations because the DNR generally does not require removal of all contamination.

Property owners with the types of continuing obligations described above will find these requirements described in the state’s cleanup approval letter or cleanup plan approval, and *must*:

- comply with these property-specific requirements; and
- obtain the state’s permission before changing portions of the property where these requirements apply.

The requirements apply whether or not the person owned the property at the time that the continuing obligations were placed on the property.

Changing a Continuing Obligation

A property owner has the option to modify a continuing obligation if environmental conditions change. For example, petroleum contamination can degrade over time and property owners may collect new samples showing that residual contamination is gone. They may then request that the DNR modify or remove a continuing obligation. Fees are required for the DNR’s review of this request and for processing the change to the database (\$1050 review fee, \$300/\$350 database fee). Fees are subject to change; current fees are found in Wis. Admin. § NR 749 online at http://docs.legis.wisconsin.gov/code/admin_code/nr/700/749.

Public Information

The DNR provides public information about continuing obligations on the Internet. This information helps property owners, purchasers, lessees and lenders understand legal requirements that apply to a property. The DNR has a comprehensive database of contaminated and cleaned up sites, *BRRTS on the Web*. This database shows all contamination activities known to the DNR. Site specific documents are found under the *Documents* section. The information includes maps, deeds, contaminant data and the state’s closure letter. The closure letter states that no additional environmental cleanup is needed for past contamination and includes information on property-specific continuing obligations. If a cleanup has not been completed, the state’s approval of the remedial action plan will contain the information about

continuing obligations.

Properties with continuing obligations can generally be located in the DNR's *RR Sites Map*. RR Sites Map provides a map view of contaminated and cleaned up sites, including sites with continuing obligations, and links to BRRTS on the Web. *BRRTS on the Web* and *RR Sites Map* are part of the Wisconsin Remediation and Redevelopment Database (WRRD) at <http://dnr.wi.gov/topic/Brownfields/wrrd.html>.

If a completed cleanup is shown in *BRRTS on the Web* but the site documents cannot be found in the documents section, the DNR's closure letter can still be obtained from a regional office. For assistance, please contact a DNR Environmental Program Associate (see the RR Program's Staff Contact web page at dnr.wi.gov/topic/Brownfields/Contact.html).

Off-Site Contamination: When Continuing Obligations Cross the Property Line

An off-site property owner is someone who owns property that has been affected by contamination that moved through soil, sediment or groundwater from another property. Wis. Stat. § 292.13 provides an exemption from environmental cleanup requirements for owners of "off-site" properties. The DNR will generally not ask off-site property owners to investigate or clean up contamination that came from a different property, as long as the property owner allows access to his or her property so that others who are responsible for the contamination may complete the cleanup.

However, off-site property owners are legally obligated to comply with continuing obligations on their property, even though they did not cause the contamination. For example, if the state approved a cleanup where the person responsible for the contamination placed clean soil over contamination on an off-site property, the owner of the off-site property must either keep that soil in place or obtain state approval before disturbing it.

Property owners and others should check the *Public Information* section above if they need to:

- determine whether and where continuing obligations exist on a property;
- review the inspection, maintenance and reporting requirements, and
- contact the DNR regarding changing that portion of the property. The person to contact is the person that approved the closure or remedial action plan.

Option for an Off-Site Liability Exemption Letter

In general, owners of off-site properties have a legal exemption from environmental cleanup requirements. This exemption does not require a state approval letter. Nonetheless, they may request a property-specific liability exemption letter from the DNR if they have enough information to show that the source of the contamination is not on their property. This letter may be helpful in real estate transactions. The fee for this letter is \$700 under Chapter NR 749, Wis. Adm. Code. For more information about this option, please see the RR Program's Liability web page at dnr.wi.gov/topic/Brownfields/Liability.html.

Legal Obligations of Off-Site Property Owners

- Allow access so the person cleaning up the contamination may work on the off-site property (unless the off-site owner completes the cleanup independently).
- Comply with any required continuing obligations on the off-site property.

Required Notifications to Off-Site Property Owners

1. The person responsible for cleaning up contamination must notify affected property owners of any proposed continuing obligations on their off-site property **before** asking the DNR to approve the cleanup. This is required by law and allows the off-site owners to provide the DNR with any technical information that may be relevant to the cleanup approval.

When circumstances are appropriate, an off-site neighbor and the person responsible for the cleanup may enter into a “legally enforceable agreement” (i.e. a contract). Under this type of private agreement, the person responsible for the contamination may also take responsibility for maintaining a continuing obligation on an off-site property. This agreement would not automatically transfer to future owners of the off-site property. The state is not a party to the agreement and cannot enforce it.

2. If a cleanup proposal that includes off-site continuing obligations is approved, the DNR will send a letter to the off-site owners detailing the continuing obligations that are required for their property. Property owners should inform anyone interested in buying their property about maintaining these continuing obligations. For residential property, this would be part of the real estate disclosure obligation.

More Information

For more information, please visit the RR Program’s Continuing Obligations website at dnr.wi.gov/topic/Brownfields/Residual.html.

This document is intended solely as guidance and does not contain any mandatory requirements except where requirements found in statute or administrative rule are referenced. This guidance does not establish or affect legal rights or obligations and is not finally determinative of any of the issues addressed. This guidance does not create any rights enforceable by any party in litigation with the State of Wisconsin or the Department of Natural Resources. Any regulatory decisions made by the Department of Natural Resources in any matter addressed by this guidance will be made by applying the governing statutes and administrative rules to the relevant facts.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Chief, Public Civil Rights, Office of Civil Rights, U.S. Department of the Interior, 1849 C. Street, NW, Washington, D.C. 20240.

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