

Ongoing Cleanups with Continuing Obligations

Cover Sheet

April, 2010

(RR 5391)

Purpose

This cover sheet summarizes continuing obligations regarding environmental conditions on this property. Continuing obligations are legal mechanisms that:

- 1) Require or restrict certain actions to protect human health or the environment.
- 2) Minimize human and natural resource exposure to contamination, and/or
- 3) Give notice of the **existence** of residual contamination

Learn more about continuing obligations at <http://dnr.wi.gov/org/aw/rr/cleanup/obligations.htm>

DNR Property Information:

DNR Approval Date: Oct 4, 2002

BRRTS #:

02-09-000015

FID #:

609013900

ACTIVITY NAME:

Better Brite Plating

PROPERTY ADDRESS:

420 Palmer Street

MUNICIPALITY:

Chippewa Falls

PARCEL ID #:

Lot 1: 22908-3231-8691-0001; Lot 2: 22908-3231-8691-0002

*WTM COORDINATES:

X:

411233

Y:

498176

*Coordinates are in WTM83, NAD83 (1991)

WTM COORDINATES REPRESENT:

 Approximate Center Of Continuing Obligations Approximate Source Parcel Center

Please use the CLEAN system at <http://dnr.wi.gov/org/aw/rr/clean.htm> for additional DNR site information.

EPA Superfund Information (if applicable):

EPA ID:

To view more information click on the EPA ID.

SITE NAME:

Requirements for all properties with Continuing Obligations

1. Properly manage contaminated soil if it is excavated. Sample and arrange appropriate treatment or disposal.
2. DNR approval is required if a water supply well will be constructed or reconstructed.

Site-Specific Requirement(s) - (BRRTS Action Code)

 A "cap" over the contaminated area must be: (222) Constructed & Maintained Maintained A vapor mitigation system must be: (226) Constructed & Maintained Maintained The need for vapor control technology must be evaluated if a building will be constructed. (228) The approved soil cleanup level is suitable for industrial use of the property. (220) DNR has approved construction on an abandoned landfill and certain maintenance requirements apply. (402) or (404) A structural impediment (e.g. building) is present which inhibited investigation/cleanup. Further environment work may be required if the impediment is removed. (224) DNR has directed a local government unit (LGU) to take an action and a LGU liability exemption applies. This exemption does not transfer to future private owners. (230) Another type of continuing obligation has been established in DNR's remedial action plan approval. (228)

Explain:

Long-term groundwater monitoring required.

DATE: July 1, 2010 FILE REF: BRRTS# 02-09-000015

TO: GIS Registry

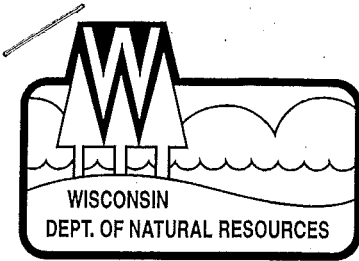
FROM: Remediation and Redevelopment Program, West Central Region

SUBJECT: Continuing Obligations at Better Brite Plating (BRRTS# 02-09-000015),
Chippewa Falls, WI

This site is the location of the former Better Brite Plating facility. The property is currently owned by the City of Chippewa Falls. In 1997, the building was razed and surficial soils were excavated. An impermeable membrane (cap) was installed covering an area 50' by 120', over the former building footprint where soils contaminated by hexavalent chromium exist. The purpose of the cap is to prevent contact with the contaminated soil, and to limit infiltration of rainwater in order to protect the groundwater. In 2002, The Department approved a request by the City to install asphalt pavement over and beyond the dimensions of the existing impermeable membrane.

Deed restrictions exist for the site for the purpose of prohibiting well construction on the site, maintaining industrial zoning, restricting activities in the area of the cap, and also contain requirements for current and future owners to maintain and repair the cap.

As the current property owner, the City of Chippewa Falls is responsible for the inspection and maintenance of the cap, and for conducting long-term groundwater monitoring.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY 608-267-6897

October 4, 2002

UID# 02-09-000015

Honorable Virginia Smith
City Hall
30 West Central
Chippewa Falls, WI 54729

Subject: Deed Document for Lot 1 of the Former Better Brite Site
Conditional Approval of Proposed Parking Lot

Dear Mayor Smith:

We recently met with the city engineer, Mr. Rod Pike, and city attorney, Mr. Paul Gordon, to discuss the deed restriction on Lot One where the former Better Brite Plating plant was once located. In 1997, the building was razed and surficial contaminated soil was excavated. The facility had installed in-ground rubber bladders which had broken and released hexavalent chromic acid into the subsurface and groundwater. The City of Chippewa Falls (the City), the Wisconsin Department of Natural Resources (WDNR), and the U.S. EPA had joined forces to remediate this contamination. Part of the remedial effort was to reduce infiltration of rainwater into deeper soil by installing a 50 foot by 120 foot impermeable membrane over that portion of the building footprint where the bladders and soil contamination had been.

Deed restrictions were signed and recorded to ensure that future land uses for Lot One will be compatible with maintaining the capping and vegetative cover at the site. The most current deed restriction for Lot One is Document #601807 (recorded on November 22, 1999) that amended Restriction One, paragraph B of Document #597687 (recorded on August 19, 1999). The other restrictions in Document #597687 remain in effect. The legal description for Lot One that is referenced in both of the recorded deed restrictions is Lot 1 of the Certified Survey Map #1691 (see attached copy), as recorded in Volume 7 of the Certified Survey Maps, pages 125-126, as Document No. 583511, Being a part of Lot 4 of Block 2 of the Chippewa Industrial Park, City of Chippewa Falls, Wisconsin.

It is the understanding of the WDNR that the City proposes to install an asphalt pavement over and beyond the dimensions of the existing impermeable membrane. Deed document # 601807, paragraph B requires that, "The owner of Lot 1 shall maintain and repair the existing cap or cover, unless the Wisconsin Department of Natural Resources issues prior written approval for the installation of another impervious surface on Lot 1 (such as a parking lot), in which case, the owner of Lot 1 shall see that the approved impervious surface is maintained and repaired to minimize the amount of surface water that enters the soil on Lot 1."

Paragraph B in the same deed document (# 601807) states, "At the time that this document is being recorded, all of Lot 1 is capped or covered." The WDNR has found that the current cover over Lot 1 appears to require some repair due to the paucity of vegetation.

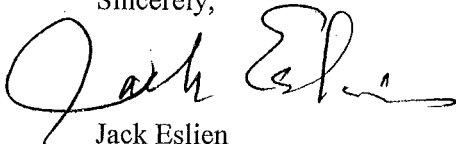
The Department hereby approves of the City's plans for installation of an asphalt parking lot with the following modifications and conditions:

1. The construction design for the parking lot must include at least one (1) foot of granular sand/gravel lift to protect the underlying geomembrane, nine (9) inches of crushed gravel base course, and a four (4) inch single aggregate asphalt pavement.
2. The pavement is to be designed and maintained to protect the underlying geomembrane and to prevent infiltration to underlying contamination, to the extent possible.
3. Dimensions of the pavement are to be established as follows:
 - Pavement must extend to the northern property line as close as practical (within a few feet).
 - Pavement must extend to the east to within approximately ten (10) feet of the east property line.
 - Pavement must extend to the west to approximately 160 feet from the east property line (approximately 25 feet beyond the west end of the geomembrane).
 - Pavement must extend to the south to approximately 80 feet from the north property line.
4. In the next growing season, the City must add topsoil and seed (grass seed mixture) to that portion of Lot 1 remaining outside the perimeter of the proposed paved area. The seeded area must be maintained to prevent the loss of vegetative cover.

The Department understands that installing pavement over the entire area described above may require the City to obtain more land from Lot 2 to handle storm water runoff. However, this extended pavement will help prevent rainwater from coming into contact with contamination in the subsurface soil, thus preventing an increase in the concentration of contaminants in the groundwater.

The Department appreciates your efforts and cooperation on this matter. Please call me at (715) 839-3738 if you have any questions regarding this letter.

Sincerely,



Jack Eslien
WDNR Hydrogeologist

cc: Mr. Rod Pike, City Engineer, City Hall, 30 W. Central, Chippewa Falls, WI 54729
Mr. Paul Gordon, City Attorney, 917 N. Bridge St., Chippewa Falls, WI 54729
Ms. Linda Meyer, Madison, LS/5
Bill Evans, WCR

enclosure (Certified Survey Map)

Document Number

NOTICE OF CAP MAINTENANCE
REQUIREMENTS

In Re: Lot 1 of Certified Survey Map #1691, as recorded in Volume 7 of Certified Survey Maps, pages 125-126, as Document No. 583511. Being a part of Lot 4 of Block 2 of the Chippewa Falls Industrial Park, City of Chippewa Falls, Chippewa County, Wisconsin.

STATE OF WISCONSIN)
) ss
COUNTY OF EAU CLAIRE)

Recording Area

Name and Return Address
Bill Evans, DNR
P. O. Box 4001
Eau Claire, WI 54702

22908-3231-8691-002

Parcel Identification Number (PIN)

Jack Eslien, being first duly sworn, on oath deposes and says:

1. That he is employed by the Wisconsin Department of Natural Resources as a hydrogeologist. In the course of this employment, he has served as the state's project manager for the investigation and remediation of contamination on the above-described property.
2. That approval has been given by the Wisconsin Department of Natural Resources for the construction of a parking lot on the above-described property by the City of Chippewa Falls, the current property owner. Department of Natural Resources approval is required under deed restrictions that have previously been recorded for the above-described property. The Department's approval for the construction of a parking lot on the above-described property requires compliance with the conditions set forth in the attached copy of an October 4, 2002 letter to the City of Chippewa Falls, Wisconsin from the Wisconsin Department of Natural Resources.
3. That this affidavit is being recorded for the purpose of notifying prospective purchasers, prospective developers and other interested parties that the pavement that the City has installed, and is required to maintain, must be maintained and repaired to prevent water infiltration. Any proposal to replace the existing pavement with another type of cap or to construct a building on the above-described property will require written approval from Department of Natural Resources, as provided in previously recorded deed restrictions. If soil on the above-described property is excavated in the future, it will have to be sampled and analyzed. Depending on the sampling results, it may be

considered solid or hazardous waste and will need to be disposed in accordance with applicable statutes and rules.

Signature: _____
Jack Eslien

Subscribed and sworn to before me
this _____ day of _____, 20__.

Notary Public, State of _____
My commission _____

This document was drafted by the Wisconsin Department of Natural Resources.

RECEIVED JUN 27 2001



Document # 581807

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-8078
TDD 715-839-2786

Mayor Virginia O. Smith
City Hall
Chippewa Falls, WI 54729

Dear Mayor Smith:

I have been asked to review a deed restriction document that was recorded for a City owned property that is part of the former Better Brite facility in Chippewa Falls: Lot 1 of Certified Survey Map #1691, as recorded in Volume 7 of Certified Survey Maps, pages 125-126, as Document No. 583511.

I have determined that the original deed restrictions that were recorded for Lot 1 on August 19, 1999 in Document 597688 need to be amended to clarify that the restrictions contained in Restriction One, Paragraph B are applicable to all of Lot 1. The City needs to record amended deed restrictions for Lot 1 before the Wisconsin Department of Natural Resources will be able to approve of the remedy that has been proposed to address residual contamination on Lots 1 and 2.

If you have question regarding this matter, please feel free to call me at 715-839-3738.

Sincerely,

A handwritten signature in cursive script that reads 'Jack Eslien'.

Jack Eslien
Hydrogeologist



RECEIVED JUN 27 2001

Document Number | AMENDED DEED RESTRICTIONS

Declaration of Restrictions

In Re: Lot 1 of Certified Survey Map #1691, as recorded in Volume 7 of Certified Survey Maps, pages 125-126, as Document No. 583511. Being a part of Lot 4 of Block 2 of the Chippewa Falls Industrial Park, City of Chippewa Falls, Chippewa County, Wisconsin

STATE OF WISCONSIN)
) ss
COUNTY OF CHIPPEWA)

Document # 601807

Recorded

NOV. 22, 1999 AT 03:50PM

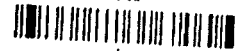
Signed: *Marge L. Geissler*

MARGE L. GEISSLER

REGISTER OF DEEDS

CHIPPEWA COUNTY, WI

Fee Amount: \$14.00



Recording Area

Name and Return Address

Attorney Steven R. Cray

P.O. Box 370

Chippewa Falls, WI 54729

22908-3231-8691-0002

Parcel Identification Number (PIN)

WHEREAS, the City of Chippewa Falls is the owner of the above-described property;

WHEREAS, one or more hexavalent chromium discharges have occurred on the above-described property prior to the current owner taking title to said property;

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

WHEREAS, deed restrictions applicable to the above-described property were recorded in a document, dated August 3, 1999, that was recorded on August 19, 1999, in the Chippewa County Register of Deeds Office as Document No. 597687;

WHEREAS, certain restrictions listed in Restriction One, Paragraph B of Document No. 597687 only apply to that portion of the property where a cap or cover has been placed; and

WHEREAS, a copy of Certified Survey Map No, 1691 that was recorded along with Document No. 597687 (and which was referenced as Exhibit A in Document No. 597687) did not clearly designate where the boundary of the capped or covered area was.

NOW THEREFORE, the owner of the above-described property hereby amends Restriction One, paragraph B in Document No. 597687 to read:

RECEIVED JUN 27 2001

Document # 601807

2

"B. The following activities are prohibited on Lot 1 (as shown on the attached Certified Survey Map No. 1691) unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading the land surface; (2) Filling of the capped area; (3) Plowing for agricultural cultivation; (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed with the cap or cover. At the time that this document is being recorded, all of Lot 1 is capped or covered. The owner of Lot 1 shall maintain and repair the existing cap or cover, unless the Wisconsin Department of Natural Resources issues prior written approval for the installation of another impervious surface on Lot 1 (such as a parking lot), in which case, the owner of Lot 1 shall see that the approved impervious surface is maintained and repaired to minimize the amount of surface water that enters the soil on Lot 1."

The owner of the above-described property also declares that the other deed restrictions contained in Document No. 597687 remain in effect as originally stated. A determination of the Wisconsin Department of Natural Resources is attached, which indicates that WDNR staff agree that Restriction One, Paragraph B in Document No. 599663 needs to be amended to clarify where the restrictions in that paragraph apply, before the WDNR will be able to approve of the remedy that has been proposed for the former Better Brite facility.

By signing this document, Mayor Virginia O. Smith and City Clerk Frank D. Braswell assert that they are duly authorized to sign this document on behalf of the City of Chippewa Falls.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 16th day of November, 1999.

Signature: Virginia O. Smith
Virginia O. Smith, Mayor

Signature: Frank D. Braswell
Frank D. Braswell, City Clerk

Subscribed and sworn to before me
this 16th day of November, 1999.
Paul Johnson
Notary Public, State of Wisconsin
My commission 15 Apr 2001

This document was drafted by the Attorney Steven R. Cray, State Bar #1017122, based on comments from the Wisconsin Department of Natural Resources.

RECEIVED JAN 27 2001

Document # 681887



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-8076
TDD 715-839-2786

Mayor Virginia O. Smith
City Hall
Chippewa Falls, WI 54729

Dear Mayor Smith:

I have been asked to review a deed restriction document that was recorded for a City owned property that is part of the former Better Brite facility in Chippewa Falls: Lot 1 of Certified Survey Map #1691, as recorded in Volume 7 of Certified Survey Maps, pages 125-126, as Document No. 583511.

I have determined that the original deed restrictions that were recorded for Lot 1 on August 19, 1999 in Document 597688 need to be amended to clarify that the restrictions contained in Restriction One, Paragraph B are applicable to all of Lot 1. The City needs to record amended deed restrictions for Lot 1 before the Wisconsin Department of Natural Resources will be able to approve of the remedy that has been proposed to address residual contamination on Lots 1 and 2.

If you have question regarding this matter, please feel free to call me at 715-839-3738.

Sincerely,

Jack Eslien
Hydrogeologist



DEED RESTRICTION

DOCUMENT NO.

THE CITY OF CHIPPEWA FALLS, WISCONSIN, a
Municipal Corporation

Marge L. Geissler

DECLARATION OF RESTRICTIONS

'99 AUG 19 PM 2 18

MARGE L. GEISLER
REGISTER OF DEEDS
CHIPPEWA COUNTY WI

Re: Lot 1 of Certified Survey Map #1691,
as recorded in Volume 7 of Certified
Survey Maps, pages 125-126, as Document
No. 583511. Being a part of Lot 4 of
Block 2 of the Chippewa Falls
Industrial Park, City of Chippewa
Falls, Chippewa County, Wisconsin.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Attorney Paul Gordon
917 North Bridge Street
Chippewa Falls, WI 54729

1684 14 #19923

22908-3231-8691-0001

PARCEL IDENTIFICATION NUMBER

STATE OF WISCONSIN)
) ss.
COUNTY OF CHIPPEWA)

WHEREAS, the City of Chippewa Falls is the owner of the above described property, and,

WHEREAS, it is the desire and intention of the property 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, and,

WHEREAS, one or more chromium discharges have occurred on this property prior to the current owner taking title to said property, and,

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater remediation activities on the property at the present time, and,

WHEREAS, natural attenuation has been approved by the Wisconsin Department of Natural Resources to remediate groundwater contamination exceeding NR 140 groundwater standards within the boundaries of this property, and,

WHEREAS, construction of wells where the water quality does not comply with the drinking water standards in NR 809 is restricted by NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply,

NOW, THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied, and improved subject to the following limitations and restrictions:

RESTRICTION ONE:

- A. The property described above may not be used or developed for a residential, commercial, agricultural, or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted to determine the degree and extent of chromium contamination that remains on the property and remedial action is taken as necessary to meet all applicable non-industrial soil cleanup standards.
- B. The following activities are prohibited on that portion of the property described above where a cap or cover has been placed (survey map of the capped area is attached as exhibit A), unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on the capped area; (3) Plowing for agricultural cultivation; (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or cover. Additionally, future owners of the land are required to maintain and repair an impervious pavement to minimize the amount of surface water that enters the soil in the area where the former building previously stood, including an area that extends 30' to the west and south of the former building perimeter and the area immediately north and east of the former building perimeter, between the property line and the former building perimeter.

- C. This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described 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, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.
- D. Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

RESTRICTION TWO:

- A. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.
- B. If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.
- C. This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.
- D. Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successors issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 3rd day of August, 1999.

By signing this document, Virginia O. Smith, Mayor, and Frank D. Braswell, City Clerk, acknowledge that they are duly authorized to sign this document on behalf of the City of Chippewa Falls.

Virginia O. Smith (Seal) Frank D. Braswell (Seal)
 Virginia O. Smith, Mayor Frank D. Braswell, City Clerk

AUTHENTICATION

ACKNOWLEDGMENT

Signatures Virginia O. Smith and
Frank D. Braswell
 authenticated this 3rd day of
 August, 1999.

STATE OF WISCONSIN)
) ss.
 COUNTY OF CHIPPEWA)

Paul Gordon
 Paul Gordon
 TITLE: MEMBER STATE BAR OF WISCONSIN

Personally came before me this _____
 day of August, 1999, the above named Virginia
 O. Smith and Frank D. Braswell to me known to
 be the persons who executed the foregoing
 instrument and acknowledge the same.

THIS INSTRUMENT DRAFTED BY:
 Attorney Paul Gordon
 Chippewa Falls, WI
 State Bar #1005636

 Notary Public
 Chippewa County, Wisconsin
 My commission expires _____

Marge L. Geissler

'98 OCT 13 PM 4 00.

Exhibit A

MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY WI

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 1691

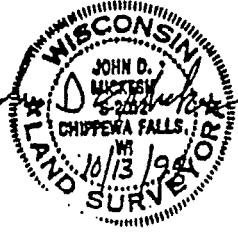
RECORDED IN VOL. 7
OF THE CERTIFIED SURVEY MAPS
PAGE 135-136
Marge L. Geissler
REGISTER

INDEXED _____

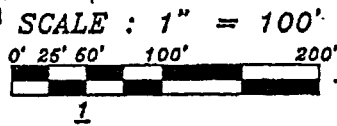
BEING PART OF LOT 4 OF BLOCK 2 OF THE
CHIPPEWA FALLS INDUSTRIAL PARK, CITY OF
CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

LEGEND

- SET 1" X 24" IRON PIPE WEIGHING 1.68 / LBS. LINEAL FOOT
- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- () RECORDED IN PLAT

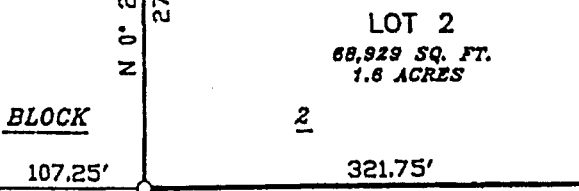
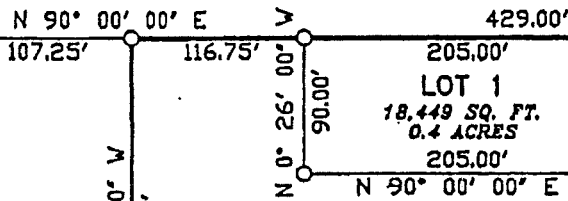


FOUND FILE MARKS
ON MANHOLE RIM
W 1/4 CORNER
SECTION 32
T 29 N- R 8 W



FD PK NAIL
E 1/4 CORNER
SECTION 32
T 29 N- R 8 W

CHIPPEWA FALLS INDUSTRIAL PARK



BLOCK

NORTH STREET

PALMER STREET

MANSFIELD AND McBEAN'S ADDITION

BEARINGS REFERENCED TO PLAT.

R2

16

LANDS

UNPLATTED

597687

RECEIVED JUN 27 2001

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 1691

RECORDED IN VOL. 7
OF THE CERTIFIED SURVEY MAPS
PAGE 125-126
merge & Reissler
REGISTER

INDEXED _____

I, John D. Mickesh, Registered Land Surveyor, Hereby certify:

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Chippewa Falls, and under the direction of John Allen, Public Utilities Department, I have surveyed, divided and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this parcel is located in Lot 4 of Block 2 of the Chippewa Falls Industrial Park, City of Chippewa Falls, Chippewa County, Wisconsin.

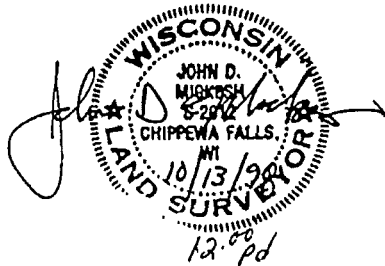
Commencing at the SE corner of Lot 4 of Block 2, thence S 89° 33' 23" W 321.75 feet, thence N 0° 26' 00" W 272.89 feet, thence N 90° 00' 00" E 321.75 feet, thence S 0° 26' 00" E 270.40 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

The above Certified Survey Map in the City of Chippewa Falls is hereby approved.

Signed: *Virginia Smith*
Virginia Smith, Mayor

Approved: 10/13/98



RECEIVED JUN 27 2001

597688

DEED RESTRICTION

DOCUMENT NO.

THE CITY OF CHIPPEWA FALLS, WISCONSIN, a
Municipal Corporation

DECLARATION OF RESTRICTIONS

Re: Lot 2 of Certified Survey Map #1691,
as recorded in Volume 7 of Certified
Survey Maps, pages 125-126, as Document
No. 583511. Being a part of Lot 4 of
Block 2 of the Chippewa Falls
Industrial Park, City of Chippewa
Falls, Chippewa County, Wisconsin.

Marge L. Geissler

Aug 19, 1999

'99 AUG 19 PM 2 18

MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY WI

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Attorney Paul Gordon
917 North Bridge Street
Chippewa Falls, WI 54729

16.07 pd # 9923

22908-3231-8691-0002

PARCEL IDENTIFICATION NUMBER

STATE OF WISCONSIN)
) ss.
COUNTY OF CHIPPEWA)

WHEREAS, the City of Chippewa Falls is the owner of the above described property, and,

WHEREAS, one or more chromium discharges have occurred on this property prior to the current owner taking title to said property, and,

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater remediation activities on the property at the present time, and,

WHEREAS, natural attenuation has been approved by the Wisconsin Department of Natural Resources to remediate groundwater contamination exceeding NR 140 groundwater standards within the boundaries of this property, and,

WHEREAS, construction of wells where the water quality does not comply with the drinking water standards in NR 809 is restricted by NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply,

NOW, THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied, and improved subject to the following limitations and restrictions:

RESTRICTION:

- A. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.
- B. If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.
- C. This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.
- D. Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successors issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall

RECEIVED JUN 27 2001

determine whether or not the restrictions contained herein an be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 31st day of August, 1999.

By signing this document, Virginia O. Smith, Mayor, and Frank D. Braswell, City Clerk, acknowledge that they are duly authorized to sign this document on behalf of the City of Chippewa Falls.

Virginia O. Smith (Seal) Frank D. Braswell (Seal)
Virginia O. Smith, Mayor Frank D. Braswell, City Clerk

AUTHENTICATION

ACKNOWLEDGMENT

Signatures Virginia O. Smith and

Frank D. Braswell
authenticated this 31st day of August, 1999.

Paul Gordon

Paul Gordon
TITLE: MEMBER STATE BAR OF WISCONSIN

STATE OF WISCONSIN)
) ss.
COUNTY OF CHIPPEWA)

Personally came before me this _____ day of August, 1999, the above named Virginia O. Smith and Frank D. Braswell to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public
Chippewa County, Wisconsin
My commission expires _____

THIS INSTRUMENT DRAFTED BY:
Attorney Paul Gordon
Chippewa Falls, WI
State Bar #1005636

Marce L. Geissler

'98 OCT 13 PM 4 00

MARCE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY WI

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 1691

RECORDED IN VOL. 7
OF THE CERTIFIED SURVEY MAPS
PAGE 135-136
Marce L. Geissler
REGISTER

INDEXED _____

BEING PART OF LOT 4 OF BLOCK 2 OF THE
CHIPPEWA FALLS INDUSTRIAL PARK, CITY OF
CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

LEGEND

○ SET 1" X 24" IRON PIPE WEIGHING
1.68 / LBS. LINEAL FOOT

● FOUND 2" IRON PIPE

● FOUND 1" IRON PIPE

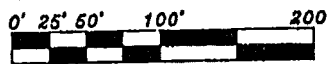
() RECORDED IN PLAT



BEARINGS REFERENCED TO PLAT.

FOUND FILE MARKS
ON MANHOLE RIM
W 1/4 CORNER
SECTION 32
T 29 N- R 8 W

SCALE : 1" = 100'



FD PK NAIL
E 1/4 CORNER
SECTION 32
T 29 N- R 8 W

CHIPPEWA FALLS INDUSTRIAL PARK

N 90° 00' 00" E 429.00'

107.25'

116.75'

278.08'

LOT 1
18,449 SQ. FT.
0.4 ACRES

205.00'

90.00'

14

N 0° 26' 00" W

90.00'

N 90° 00' 00" E

LOT 2

68,929 SQ. FT.
1.6 ACRES

14

180.40'

(270.33')

270.40'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

BLOCK

107.25'

272.89'

N 0° 26' 00" W

272.89'

107.25'

33'

33'

33'

33'

33'

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33'

33'

NORTH

S 89° 33' 23" W

321.75'

321.75'

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MANSFIELD AND McBEAN'S ADDITION

RECEIVED JUN 27 2001

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 1691

RECORDED IN VOL. 7
OF THE CERTIFIED SURVEY MAPS
PAGE 125-126
merge & Reissue
REGISTER

INDEXED _____

I, John D. Mickesh, Registered Land Surveyor, Hereby certify:

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Chippewa Falls, and under the direction of John Allen, Public Utilities Department, I have surveyed, divided and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this parcel is located in Lot 4 of Block 2 of the Chippewa Falls Industrial Park, City of Chippewa Falls, Chippewa County, Wisconsin.

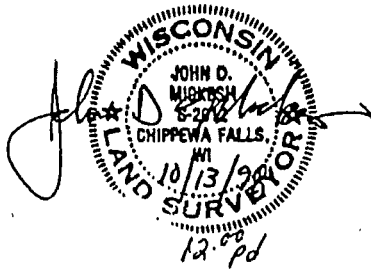
Commencing at the SE corner of Lot 4 of Block 2, thence S 89° 33' 23" W 321.75 feet, thence N 0° 26' 00" W 272.89 feet, thence N 90° 00' 00" E 321.75 feet, thence S 0° 26' 00" E 270.40 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

The above Certified Survey Map in the City of Chippewa Falls is hereby approved.

Signed: Virginia Smith
Virginia Smith, Mayor

Approved: 10/13/98



Mary E. Heisler
REGISTER

INDEXED _____

BEING PART OF LOT 4 OF BLOCK 2 OF THE
CHIPPEWA FALLS INDUSTRIAL PARK, CITY OF
CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

BEARINGS REFERENCED TO PLAT.

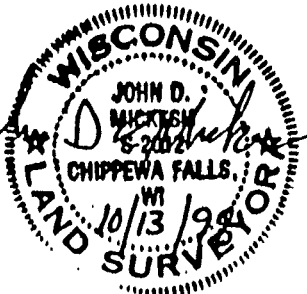
LEGEND

○ SET 1' X 24' IRON PIPE WEIGHING
1.68 / LBS. LINEAL FOOT

● FOUND 2' IRON PIPE

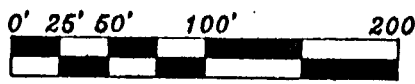
● FOUND 1' IRON PIPE

() RECORDED IN PLAT



FOUND FILE MARKS
ON MANHOLE RIM
W 1/4 CORNER
SECTION 32
T 29 N- R 8 W

SCALE : 1" = 100'



FD PK NAIL
E 1/4 CORNER
SECTION 32
T 29 N- R 8 W

CHIPPEWA FALLS INDUSTRIAL PARK

N 90° 00' 00" E 429.00'

107.25' 116.75' 205.00'

LOT 1

18,449 SQ. FT.
0.4 ACRES

205.00'

LOT 2

68,929 SQ. FT.
1.6 ACRES

BLOCK

107.25' 321.75'

S 89° 33' 23" W

NORTH STREET

MANSFIELD AND McBEAN'S ADDITION

STREET

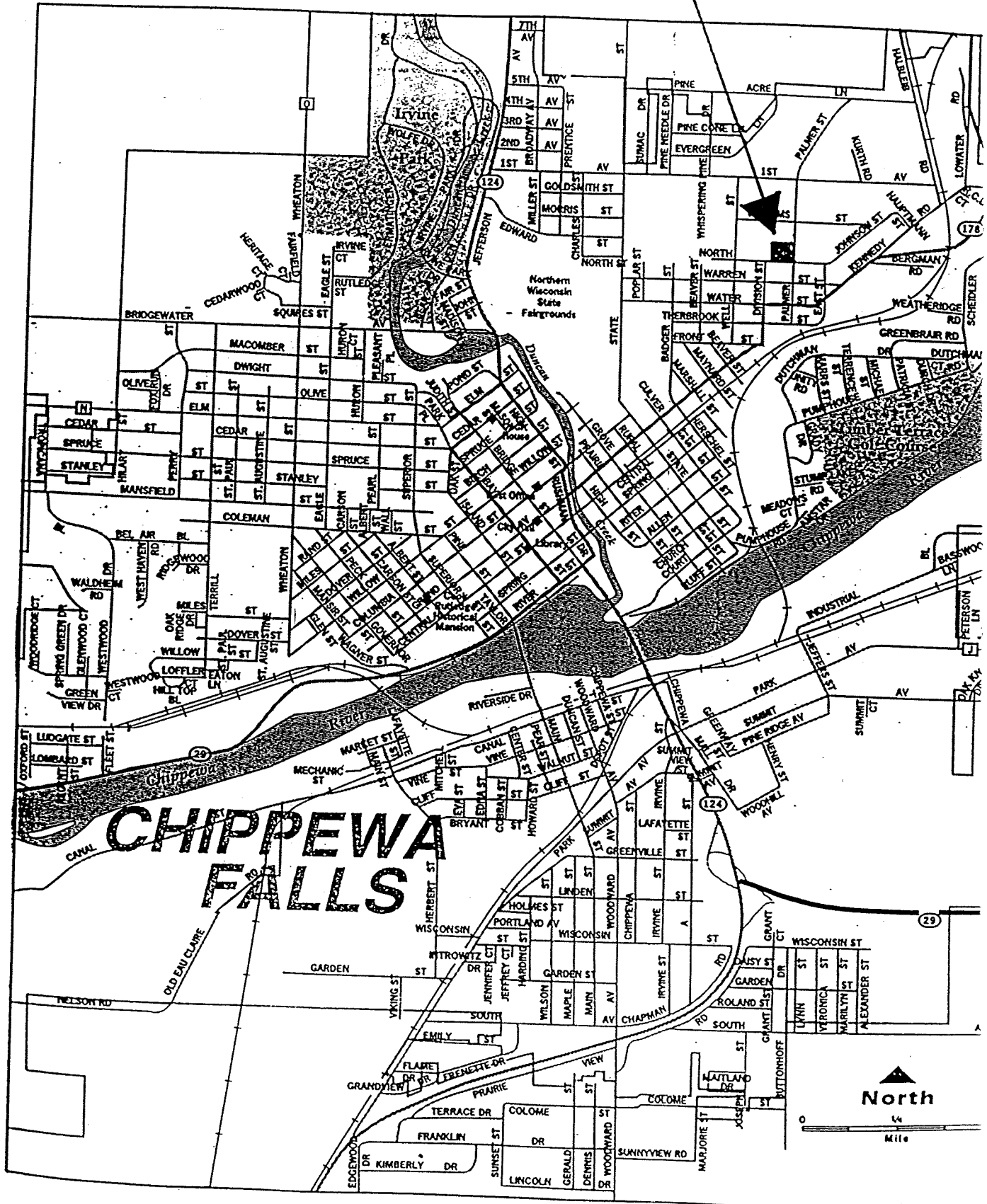
PALMER STREET

LANDS

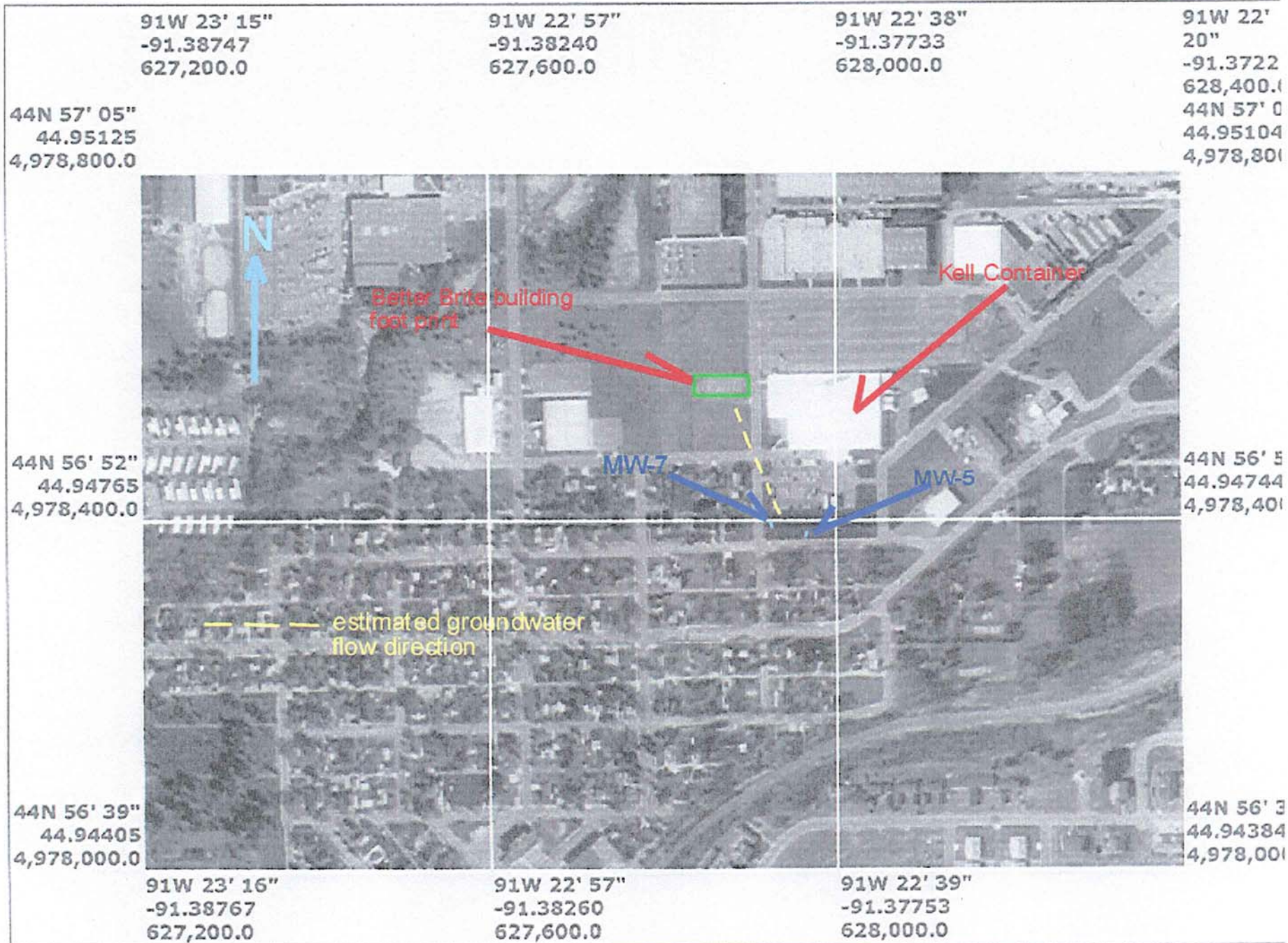
UNPLATTED

Figure 1

BETTER BRITE PLATING PROPERTY



Chippewa Falls, Wisconsin, United States





City of Chippewa Falls

30 WEST CENTRAL STREET, CHIPPEWA FALLS, WISCONSIN 54729

City Engineer's Office
(715) 726-2736 - Phone
(715) 726-2756 - Fax

FAX COVER SHEET

DATE: 10-4-02

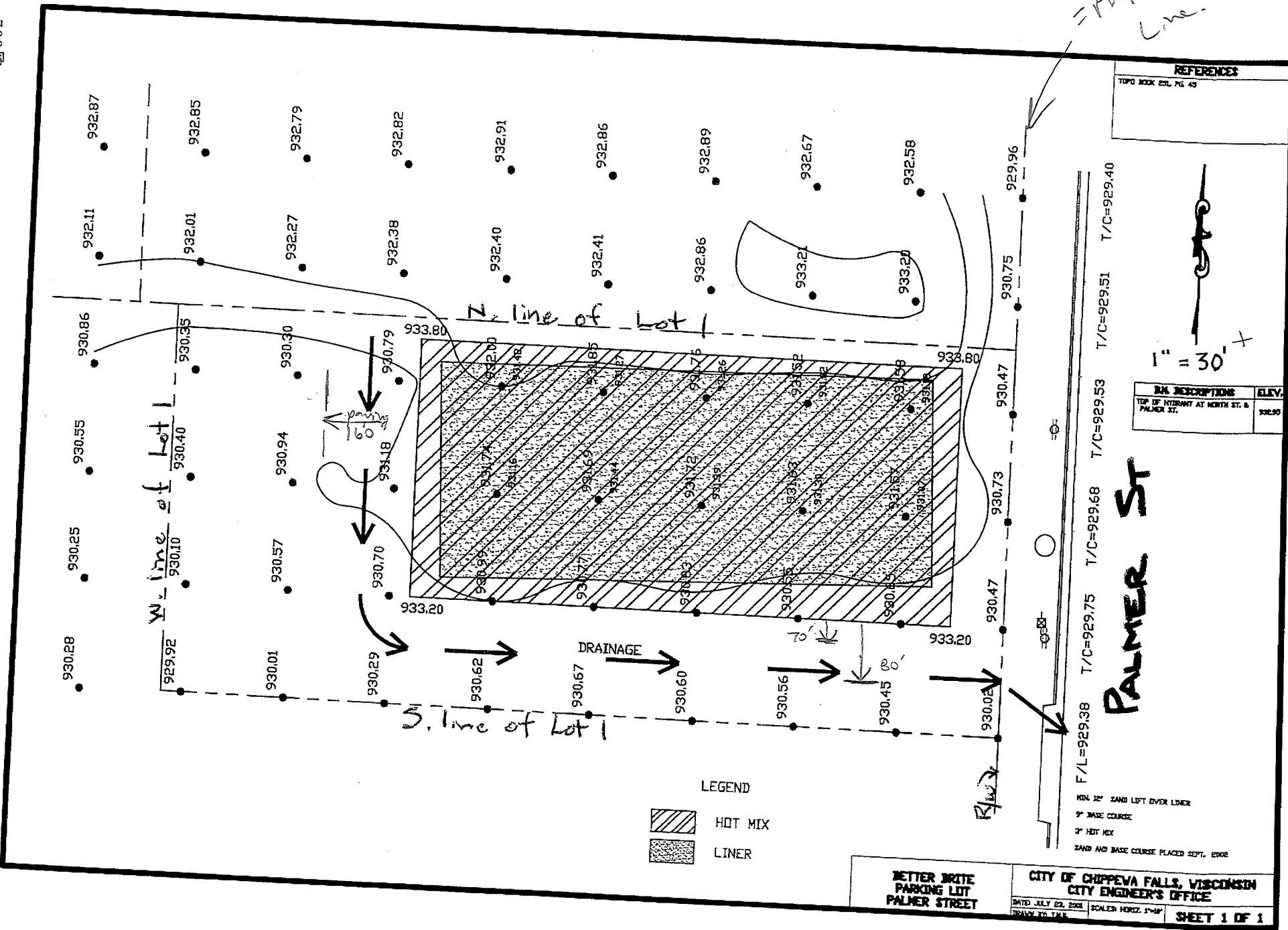
TO: BILL EVANS, DUR/EC

FROM: ROD PIKE

PAGES FOLLOWING (Not including this sheet): 1

FAX DESTINATION NUMBER: (715)-839-6076

COMMENTS: Attached is a 1"=30' drawing of the Better Brite Site which shows the property lines of Lot 1 (B.Br. Site), the location of the membrane, and the blacktop mat and drainage pattern that we originally (recently) proposed.



REFERENCES
 T170 BOOK ECL. PG. 43

RM DESCRIPTIONS	ELEV.
TOP OF HYDRANT AT NORTH ST. & PALMER ST.	932.93

F/L=929.38 T/C=929.75 T/C=929.68 T/C=929.53 T/C=929.51 T/C=929.40

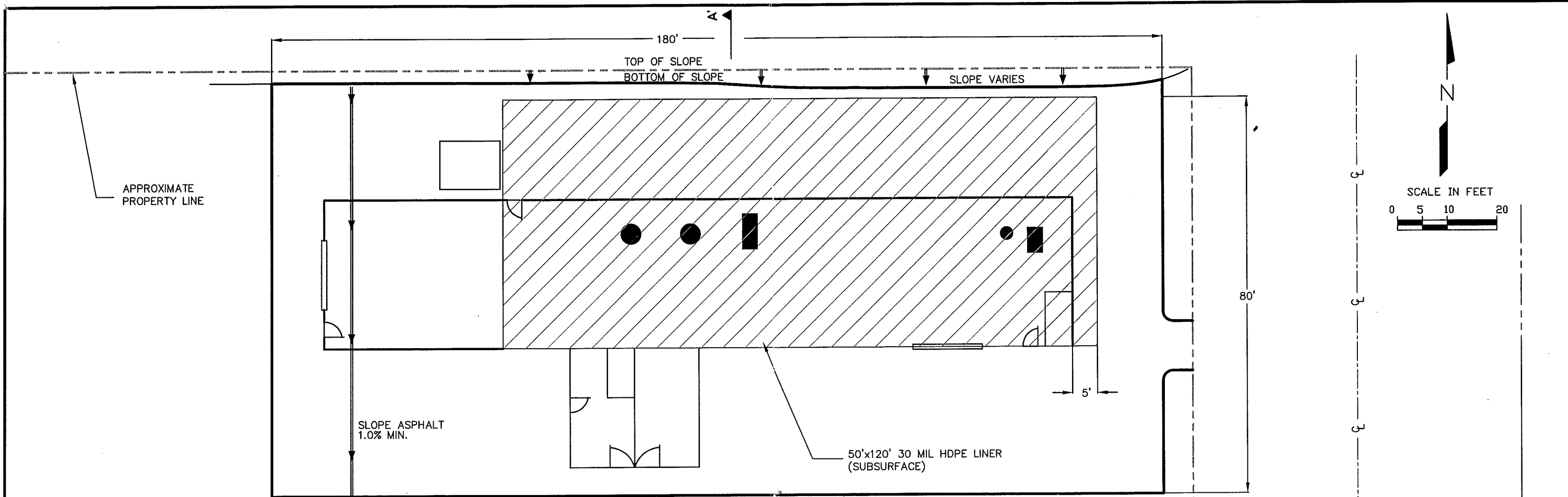
PALMER ST

1/4" IN SAND LIFT OVER LINER
 4" BASE COURSE
 2" HOT MIX
 SAND AND BASE COURSE PLACED SEPT. 2002

BETTER WRITE
 PARKING LOT
 PALMER STREET

CITY OF CHIPPEVA FALLS, WISCONSIN
 CITY ENGINEER'S OFFICE
 DATED JULY 22, 2002
 SCALE: HORIZ. 1"=40'
 VERT. 1"=10'

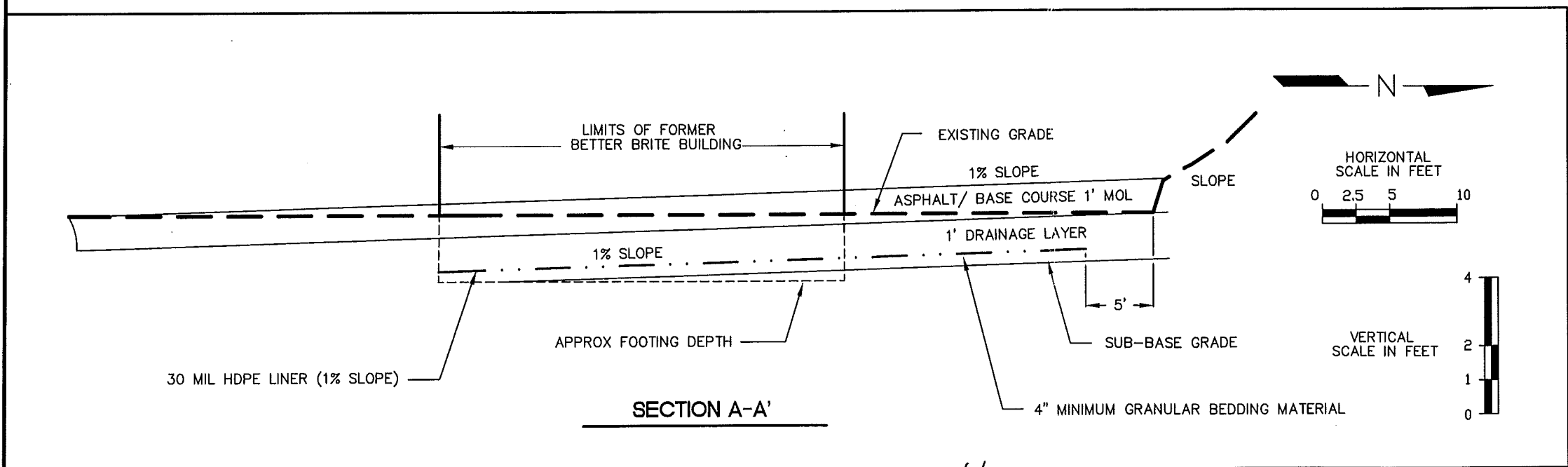
SHEET 1 OF 1



LEGEND

- PIT LOCATIONS
- APPROX. PROPERTY LINE

PRELIMINARY ONLY



DRAWING FILENAME: FB03
DRAWING DIRECTORY: F:\WASTE\CFCIT\9706
XREF FILENAME

1	10/30/97	ISSUED FOR <i>Review</i>	JLE	10/97	CW	10/97			M.S.B.	<i>(signature)</i>
NO.	DATE	ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK				

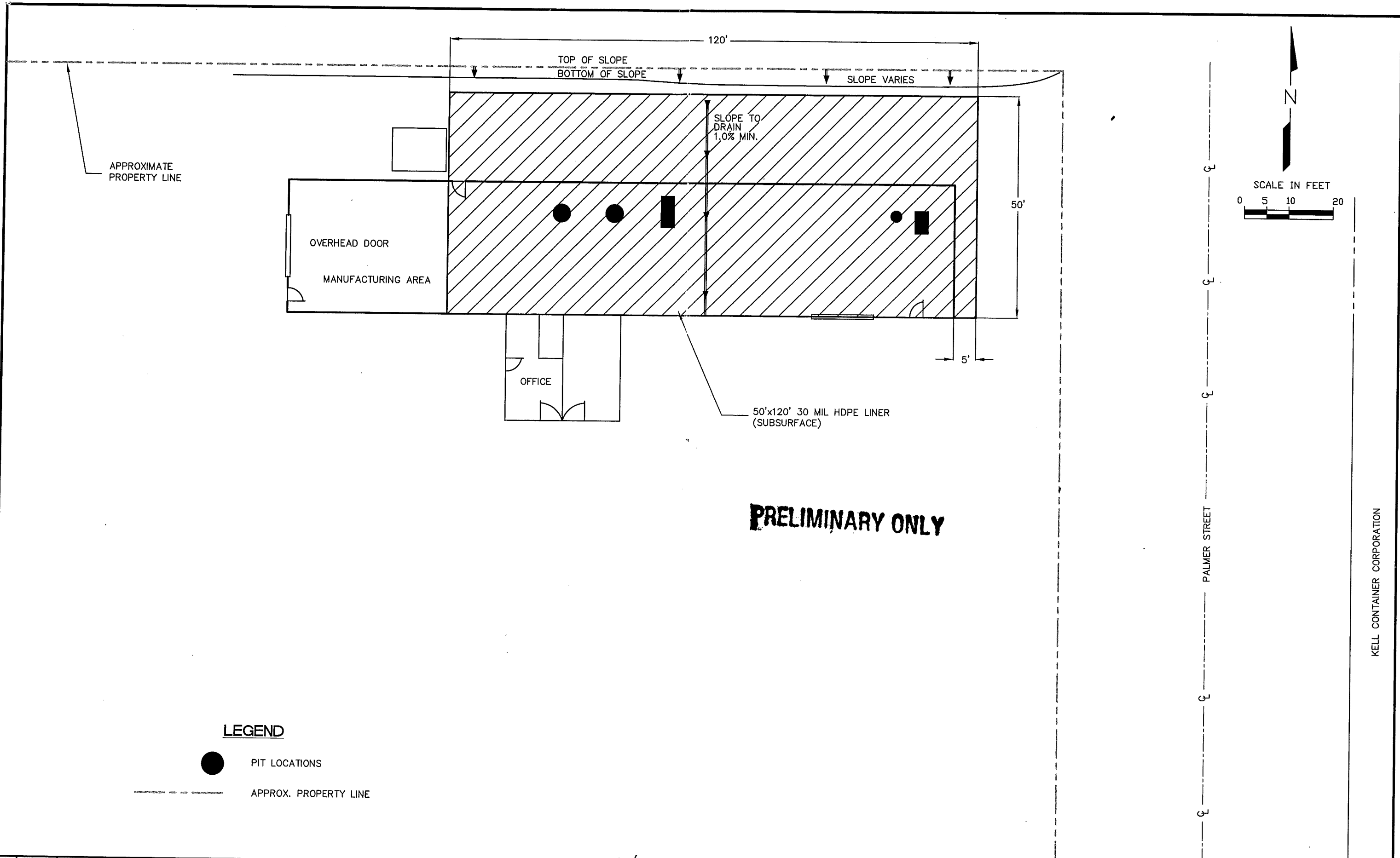


**BUILDING DEMOLITION
FORMER BETTER BRITE FACILITY
CITY OF CHIPPEWA FALLS, WI.**

**FIGURE 2
ASPHALT PLAN VIEW**

PROJ. NO. CFCIT9706	2 2
DATE 10/30/97	

KELL CONTAINER CORPORATION



LEGEND

- PIT LOCATIONS
- - - - - APPROX. PROPERTY LINE

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DRAWING DIRECTORY: F:\WASTE\CFCT\9706
XREF FILENAME:

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NO.	DATE	ISSUE/REVISIONS	DRAWN BY	DESIGN	FIELD REVIEW	QC CHECK					



**BUILDING DEMOLITION
FORMER BETTER BRITE FACILITY
CITY OF CHIPPEWA FALLS, WI.**

**FIGURE 1
LINER PLAN VIEW**

PROJ. NO.
CFCT9706
DATE
10/30/97

1
2

KELL CONTAINER CORPORATION