

# GIS REGISTRY

## Cover Sheet

July, 2008  
(RR 5367)

### Source Property Information

**BRRTS #:**

**ACTIVITY NAME:**

**PROPERTY ADDRESS:**

**MUNICIPALITY:**

**PARCEL ID #:**

**CLOSURE DATE:**

**FID #:**

**DATCP #:**

**COMM #:**

#### \*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:

- |  |   |
|--|---|
| <input type="checkbox"/> <u>Groundwater Contamination</u> > ES (236)   | <input checked="" type="checkbox"/> <u>Soil Contamination</u> > *RCL or **SSRCL (232)   |
| <input type="checkbox"/> Contamination in ROW  | <input type="checkbox"/> Contamination in ROW   |
| <input type="checkbox"/> Off-Source Contamination<br><i>(note: for list of off-source properties<br/>see "Impacted Off-Source Property")</i> | <input checked="" type="checkbox"/> Off-Source Contamination<br><i>(note: for list of off-source properties<br/>see "Impacted Off-Source Property")</i> |

#### Land Use Controls:

- |   |  |
|---|--|
| <input type="checkbox"/> Soil: maintain industrial zoning (220)<br><i>(note: soil contamination concentrations<br/>between residential and industrial levels)</i> | <input checked="" type="checkbox"/> Cover or Barrier (222)<br><i>(note: maintenance plan for<br/>groundwater or direct contact)</i>    |
| <input type="checkbox"/> Structural Impediment (224)  | <input type="checkbox"/> Vapor Mitigation (226)  |
| <input type="checkbox"/> Site Specific Condition (228)  | <input type="checkbox"/> Maintain Liability Exemption (230)<br><i>(note: local government or economic<br/>development corporation)</i> |

**Monitoring wells properly abandoned? (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 #:  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.)
- 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 #: NA**                      **Title: Outagamie Co. GIS Map**
- 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 8.5 x 14 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 #: I1**                      **Title: Site Location Map**
  - 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 #: 1**                      **Title: Groundwater Monitoring Locations**
  - 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 #: 7**                      **Title: Area Subject to Site Cap Maintenance Agreement**

BRRTS #: 02-45-537938

ACTIVITY NAME: Outokumpu Copper Valleycast LLC

**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 #: NA 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 #: NA 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 #: NA Title:**

**Figure #: Title:**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 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 #: C1 Title: Soil Sample Analytical Results Summary**

- 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 #: Title:**

- 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 #: 02-45-537938

ACTIVITY NAME: Outokumpu Copper Valleycast LLC

## NOTIFICATIONS

### Source Property

- 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.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.  
**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

**Number of "Off-Source" Letters: 1**

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

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

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



## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="975 North Meade Street, Appleton, WI"/>	<input type="text" value="311114600"/>	<input type="text" value="648021"/>	<input type="text" value="423110"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center  
625 East County Road Y, STE. 700  
Oshkosh, WI 54901-9731  
TELEPHONE 920-424-3050  
FAX 920-424-4404

September 18, 2008

Mr. Ron Moddes  
Luvata Appleton, LLC  
553 Carter Court  
Kimberly, WI 54136

SUBJECT: Final Case Closure with Land Use Limitations or Conditions  
Outokumpu Copper Valley, 908 N. Lawe St., Appleton, Wisconsin  
WDNR BRRTS Activity # 02-45-537938

Dear Mr. Moddes:

On August 27, 2008, the Northeast Regional Closure Committee reviewed the above referenced case for closure. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On September 5, 2008, you were notified that the Closure Committee had granted conditional closure to this case.

On September 16, 2008, the Department received correspondence indicating that you have complied with the requirements of closure, specifically, submittal of abandonment forms for MW-1 through MW-4.

Based on the correspondence and data provided, it appears that your case meets the requirements of ch. NR 726, Wisconsin Administrative Code. The Department considers this case closed and no further investigation or remediation is required at this time.

### GIS Registry

The conditions of case closure set out below in this letter require that your site be listed on the Remediation and Redevelopment Program's GIS Registry. The specific reasons are summarized below:

- Residual soil contamination exists that must be properly managed should it be excavated or removed
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the state must approve any changes to this barrier

Information that was submitted with your closure request application will be included on the GIS Registry. To review the sites on the GIS Registry web page, visit the RR Sites Map page at <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If your property is listed on the GIS Registry because of remaining contamination and you intend to construct or reconstruct a well, you will need prior

Department approval in accordance with s. NR 812.09(4)(w), Wis. Adm. Code. To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line <http://dnr.wi.gov/org/water/dwg/3300254.pdf> or at the web address listed above for the GIS Registry.

### Closure Conditions

Please be aware that pursuant to s. 292.12 Wisconsin Statutes, compliance with the requirements of this letter is a responsibility to the current property owner and any subsequent property owners must adhere. If these requirements are not followed or if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment, the Department may take enforcement action under s. 292.11 Wisconsin Statutes to ensure compliance with the specified requirements, limitations or other conditions related to the property or this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code. It is the Department's intent to conduct inspections in the future to ensure that the conditions included in this letter including compliance with referenced maintenance plans are met.

### Cover or Barrier

Pursuant to s. 292.12(2)(a), Wis. Stats., the **gravel soil cover** that currently exists in the location shown on the attached map at both **908 North Lawe Street** and **975 North Meade Street** shall be maintained in compliance with **the attached site cap maintenance agreement** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. In addition, the pavement or other impervious cap that currently exists in the location shown on the attached map at **908 North Lawe Street** shall be maintained in compliance with the **attached site cap maintenance agreement** in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. If soil in the specific locations described above is excavated in the future, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present the property owner at the time of excavation will need to determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable statutes and rules. In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken during excavation activities to prevent a health threat to humans.

The site cap inspection and maintenance records and correspondence are to be kept up-to-date and on-site, and need only be submitted to the Department upon request.

### Prohibited Activities

The following activities are prohibited on any portion of the property where pavement, a building foundation, soil cover, engineered cap or other barrier is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating

September 16, 2008

Outokumpu Copper Valleycast  
WDNR BRRTS Activity # 02-45-537938

3

or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact **Jennifer Borski in Oshkosh at (920) 424-7887.**

Sincerely,



Bruce Urban  
Northeast Remediation & Redevelopment Team Supervisor

Attachment: Site Cap Maintenance Agreement, May 6, 2008  
Figure 1

Paper Copy:

Mr. Ken Chorel, Russel Metals Inc., 1900 Minnesota Court, STE 210, Mississauga, ON L5N 3C9

Electronic Copy: S. Cranley, ChemReport, [scanley@chemreport.com](mailto:scanley@chemreport.com)  
J. Borski – DNR, Oshkosh

# LUVATA

May 6, 2008

RE: Site Cap Maintenance Agreement  
Outokumpu Copper Valleycast, LLC Buhler Oil Release.  
908 N. Lawe Street  
Appleton, Wisconsin 54911  
WDNR BRRTS# 02-45-537938 Parcel ID# 311114500

To whom it may concern:

Luvata Appleton, LLC (formerly Outokumpu Copper Valleycast, LLC, hereinafter "Luvata") has agreed with the Wisconsin Department of Natural Resources in the proceeding identified as WDNR BRRTS# 02-45-537938 Parcel ID# 311114500 to maintain a cap or barrier over portions of the properties of Luvata and Russel Metals Williams Bahcall ("RMWB") that have been environmentally impacted by past operations conducted on Luvata's property. Accordingly, it is hereby agreed that Luvata will implement a Site Cap Maintenance Plan (the "Plan"), as described herein, and RMWB will grant to Luvata access to its property for the purpose of carrying out the Plan, under the following terms and conditions:

### Site Cap Construction:

Various structures and cover materials on the Luvata site and neighboring RMWB property effectively cap the entire affected portion of the properties. The structures and cover materials are: (1) The Luvata building with its sub-base and concrete floor; (2) concrete and asphalt paved surfaces in the vacated alley and adjacent to facility entrances on the Luvata property; (3) gravel over the remainder of the Luvata property is mixed with sand and clay and extends from 8 inches to 4 feet in depth; this area of the Luvata facility is secured from public access with a chain-link fence topped with barbwire and is not used by facility employees; (4) the gravel on the affected portion of the RMWB property is from 1 to 2 feet thick and compacted to accommodate heavy equipment and truck traffic; this affected portion of the RMWB property is surrounded by a chain-link fence topped with barbwire to prevent public access. These conditions and materials prevent direct contact exposure to contaminants present in the subsurface soils beneath affected portions of both properties.

### Site Cap Inspection:

The Luvata Facility Manager or his designee will inspect the site cap on both the Luvata and RMWB property on an annual basis. The portion of the RMWB property affected by the subsurface contamination is immediately adjacent to the Luvata property on the other side of the chain-link fence and readily observable from the Luvata property. If, during the course of routine activities or site cap inspections, a breach in the cap materials on either property is noted, Luvata will have implemented procedures to insure that the Luvata Facility Manager is promptly notified of such breaches. Should the breach be identified on the RMWB property, the Luvata Facility Manager will promptly notify RMWB.

### Site Cap Maintenance:

Luvata will repair all breaches in the cap expeditiously. Cracks, holes and other small penetrations of paved portions of the site cap will be patched with compatible surface materials on an as needed basis in keeping with standard maintenance practices. Luvata shall have the sole responsibility to maintain the site cap in accordance with the Plan on both its property and on the RMWB. RMWB shall have no obligation to maintain or repair the cap.

The portions of the Luvata and RMWB properties subject to this cap maintenance agreement are illustrated on the attached Figure 1.

### RMWB Disclaimer

By entering into this Agreement with Luvata, RMWB is not assuming, in any way, any responsibility, obligation and/or liability for the contaminants present in the subsurface soils beneath the affected portions of both properties for which the site cap is a barrier. RMWB denies that it has any liability, or is in any way responsible, for the contaminants present in the subsurface soils beneath the affected portions of both properties for which the site cap is a barrier.

**Access:**

RMWB agrees that, upon reasonable advance notice, it will renew a temporary access agreement with Luvata, in the form previously agreed (see Exhibit A), in order to provide Luvata with access to the RMWB property for the purpose of inspecting the site cap and performing necessary site cap maintenance work.

**Indemnity:**

Luvata shall indemnify and hold RMWB, its directors, officers, employees, agents and servants harmless from and against all liabilities, claims (including orders and prosecutions), suits, actions, fines, damages, losses, costs, and expenses (including defense costs and court costs) arising out of the presence of subsurface contamination on RMWB property that originated on, and migrated from, the Luvata property, or arising out of the actions, errors or omissions of Luvata, its agents, servants, consultants, contractors and subcontractors, in connection with Luvata's performance of site cap inspection or maintenance activities on the RMWB property.

Notwithstanding the foregoing, Luvata shall have no obligation to indemnify and hold RMWB harmless from or against any liabilities, claims, suits, actions, fines, damages, losses, costs, and expenses caused by or resulting or arising from any environmental condition on or at the RMWB property which was not in any way caused, or exacerbated, by Luvata, its employees, agents, servants, consultants, contractors or subcontractors and which did not originate on, or migrate from, Luvata property.

**No Restriction to Land Use**

Nothing in this agreement shall restrict RMWB's rights to use any portion of its property for any purpose consistent with current or future land use zoning. RMWB agrees that if it plans to alter the land use in the area covered by the site cap maintenance plan in a manner that impacts the integrity of the site cap, it will notify Luvata's designated contact person, in advance, so that Luvata may amend its site cap maintenance plan, as necessary.

**Documentation**

Luvata agrees to provide to RMWB copies of all reports and correspondence, including site cap inspection and maintenance records and correspondence with WDNR concerning the presence of subsurface contamination which extends into RMWB property.

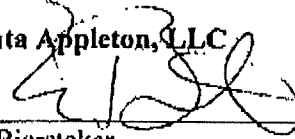
**Contact**

Luvata shall provide RMWB with contact information in regard to the site cap maintenance plan and shall update the contact information, whenever necessary.

**Termination**


RMWB may, in its sole discretion, terminate this agreement, upon 60 days written notice.

**Luvata Appleton, LLC**

  
\_\_\_\_\_  
Rob Biersteker  
Vice President of Operations

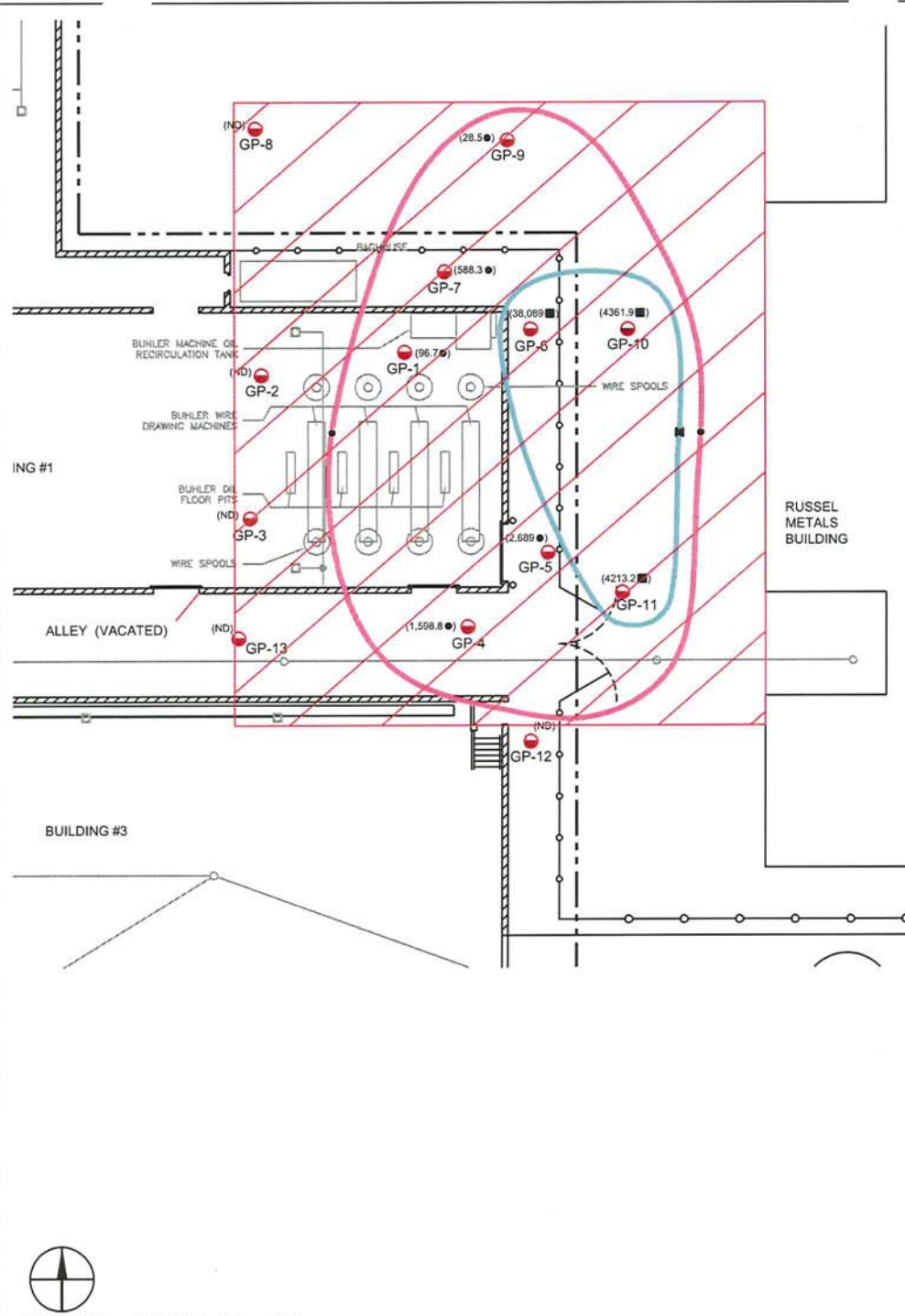
7 MAY 08  
Date

**Russel Metals Williams Bahcall**

  
\_\_\_\_\_  
Signature: David S. Jung  
Name: Controller & Asst Secretary  
Title:

6/10/08  
Date

**FIGURE 1**  
**AREA SUBJECT TO SITE CAP MAINTENANCE AGREEMENT**  
**VALLEYCAST - BUHLER OIL RELEASE**  
908 N. LAWE STREET  
APPLETON, WISCONSIN



**LEGEND**

- GP-1 ● = EXISTING GEOPROBE SOIL BORING LOCATIONS
- = INFERRED DISTRIBUTION OF PAHs EXCEEDING NON-INDUSTRIAL RCLs
- = INFERRED DISTRIBUTION OF PAHs EXCEEDING INDUSTRIAL RCLs
- ▨ = AREA SUBJECT TO SITE CAP MAINTENANCE AGREEMENT
- — — = APPROXIMATE PROPERTY BOUNDARY
- = CHAINLINK FENCE

SOIL DIRECT CONTACT RCL EXCEEDANCES			
Sample ID	Analyte	Concentration (mg/kg)	RCL Exceeded (mg/kg)
GP-6 (0.5'-2')	Benzo(a)anthracene	10,900	■ (3,900)
GP-4 (2'-3')	Benzo(a)anthracene	0.150	● (0.088)
GP-5 (1'-2')	Benzo(a)anthracene	0.193	● (0.088)
GP-10 (2.5'-3.0')	Benzo(a)anthracene	0.185	● (0.088)
GP-11 (2.0'-2.5')	Benzo(a)anthracene	0.142	● (0.088)
GP-6 (0.5'-2')	Benzo(a)Pyrene	3.420	■ (0.39)
GP-10 (2.5'-3.0')	Benzo(a)Pyrene	0.556	● (0.39)
GP-11 (2.0'-2.5')	Benzo(a)Pyrene	0.425	■ (0.39)
GP-1 (5'-7')	Benzo(a)Pyrene	0.21.8	● (0.0088)
GP-4 (2'-3')	Benzo(a)Pyrene	0.0949	● (0.0088)
GP-5 (1'-2')	Benzo(a)Pyrene	0.243	● (0.0088)
GP-7 (2'-3')	Benzo(a)Pyrene	0.0984	● (0.0088)
GP-9 (3.0'-3.5')	Benzo(a)Pyrene	0.0285	● (0.0088)
GP-4 (2'-3')	Benzo(b)fluoranthene	0.160	● (0.0088)
GP-5 (1'-2')	Benzo(b)fluoranthene	0.198	● (0.0088)
GP-6 (0.5'-2')	Benzo(b)fluoranthene	0.465	● (0.0088)
GP-7 (2'-3')	Benzo(b)fluoranthene	0.106	● (0.0088)
GP-10 (2.5'-3.0')	Benzo(b)fluoranthene	0.300	● (0.0088)
GP-11 (2.0'-2.5')	Benzo(b)fluoranthene	0.211	● (0.0088)
GP-6 (0.5'-2')	Dibenz(a,h)Anthracene	0.817	■ (0.39)
GP-4 (2'-3')	Dibenz(a,h)Anthracene	0.0129	● (0.0088)
GP-5 (1'-2')	Dibenz(a,h)Anthracene	0.091	● (0.0088)
GP-7 (2'-3')	Dibenz(a,h)Anthracene	0.025	● (0.0088)
GP-10 (2.5'-3.0')	Dibenz(a,h)Anthracene	0.0409	● (0.0088)
GP-11 (2.0'-2.5')	Dibenz(a,h)Anthracene	0.0312	● (0.0088)
GP-4 (2'-3')	Indeno(1,2,3-cd)Pyrene	0.110	● (0.088)
GP-5 (1'-2')	Indeno(1,2,3-cd)Pyrene	0.201	● (0.088)
GP-6 (0.5'-2')	Indeno(1,2,3-cd)Pyrene	2.190	● (0.088)
GP-10 (2.5'-3.0')	Indeno(1,2,3-cd)Pyrene	0.288	● (0.088)
GP-11 (2.0'-2.5')	Indeno(1,2,3-cd)Pyrene	0.195	● (0.088)
GP-5 (1'-2')	Arsenic	3.72	■ (1.6)
GP-6 (0.5'-2')	Arsenic	3.44	■ (1.6)
GP-10 (2.5'-3.0')	Arsenic	3.95	■ (1.6)
GP-11 (2.0'-2.5')	Arsenic	3.61	■ (1.6)
GP-4 (2'-3')	Lead	127	● (50)
GP-5 (1'-2')	Lead	175	● (50)
GP-6 (0.5'-2')	Lead	211	● (50)
GP-7 (2'-3')	Lead	101	● (50)
GP-10 (2.5'-3.0')	Lead	158	● (50)
GP-11 (2.0'-2.5')	Lead	77.3	● (50)

Notes:  
RCL = Residual Contaminant Levels  
■ = Exceeds Industrial Direct Contact RCL  
● = Exceeds Non-Industrial Direct Contact RCL





Vacated Alley Facing West



Area Between Valleycast Building and East Fence, Facing South

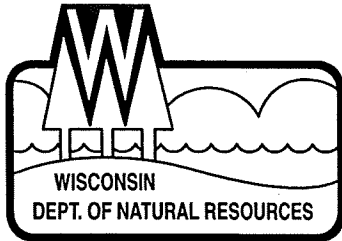




Area Between Valleycast Building and North Fence Facing West



Area Between Valleycast Building and East Fence, Facing North



## State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary  
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center  
625 East County Road Y, STE. 700  
Oshkosh, WI 54901-9731  
TELEPHONE 920-424-3050  
FAX 920-424-4404

September 5, 2008

Mr. Ron Moddes  
Luvata Appleton, LLC  
553 Carter Court  
Kimberly, WI 54136

Subject: Conditional Closure Decision, With Requirements to Achieve Final Closure  
Outokumpu Copper Valleyeast, 908 N. Lawe St., Appleton, Wisconsin  
WDNR BRRTS Activity # 02-45-537938

Dear Mr. Moddes:

On August 27, 2008, the Northeast Regional Closure Committee reviewed your request for closure of the case described above. The Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Committee has determined that the petroleum contamination on the site from the former Buhler Machine oil circulation tank in the northeast corner of building #1 appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

### **MONITORING WELL ABANDONMENT**

The monitoring wells, MW-1, MW-2, MW-3 and MW-4, at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-005 found at <http://dnr.wi.gov/org/water/dwg/gw/> or provided by the Department of Natural Resources.

### **PURGE WATER, WASTE AND SOIL PILE REMOVAL**

Any remaining purge water, waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Once that work is completed, please send appropriate documentation regarding the treatment or disposal of the remaining purge water, waste and/or soil piles.

When the above conditions have been satisfied, please submit the appropriate documentation (for example, well abandonment forms, disposal receipts, copies of correspondence, etc.) to verify that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the GIS Registry. To review the site on the GIS Registry web page, visit the RR Sites Map page at: <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

September 5, 2008

Outokumpu Copper Valleycast  
WDNR BRRTS Activity # 02-45-537938

2

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

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (920) 424-7887.

Sincerely,



Jennifer Borski  
Hydrogeologist  
Bureau for Remediation & Redevelopment

Enclosure:

Paper Copy:

Mr. Ken Chorel, Russel Metals Inc., 1900 Minnesota Court, STE 210, Mississauga, ON L5N 3C9

Electronic Copy: S. Cranley, ChemReport, [scanley@chemreport.com](mailto:scanley@chemreport.com)



DOCUMENT NO. **5184 1 8**  
**858277**  
 STATE OF WISCONSIN FORM 9-1098  
**QUIT CLAIM DEED**  
 AND  
**RELEASE OF RIGHTS AND REMEDIES**

THIS SPACE RESERVED FOR RECORDING DATA  
**REGISTER'S OFFICE**  
**OUTAGAMIE COUNTY, WI**  
 RECEIVED AND RECORDED ON

JAN 31 1985  
 AT 8:45 O'CLOCK A.M.  
 IN JANET *Ellis* IMAGE 899  
 PRESS UNIT 111  
 REGISTER OF DEEDS' OFFICE  
 RETURN TO:  
 E. F. BUSH, JR.  
 P.O. BOX 359  
 APPLETON, WI 54912

Albany International Corp., New York Corporation, releases, and  
 quit claims to, Walleyesville, Wis., all its rights, remedies or interests it may have  
 successors and assigns, as a result of an Adjacent Property Owners Agreement  
 dated December 30, 1982 and recorded April 23, 1984, in the office  
 of the Register of Deeds for Outagamie County, Wis., Jacket 4550-30  
 Jeop. 5-32-84 County No. 843143, including any interest in  
 the following described real estate in Outagamie County,  
 State of Wisconsin:

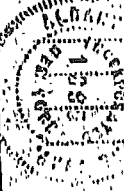
See reverse side for the legal description.

Separate easements have been executed and recorded pursuant to said Adjacent  
 Property Owners Agreement, and all of the duties and obligations of the Grantee  
 herein have been performed or otherwise discharged and satisfied. Therefore,  
 this Quit Claim Deed is made to release any rights, remedies or interest of Grantor  
 herein, its successors and assigns, may have as a result of said Adjacent Property  
 Owners Agreement.

FEE  
 \$ 3  
 EXEMPT

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

Dated this 18th day of January, 1985  
 ALBANY INTERNATIONAL CORP.  
 By: *Manfred T. Kincaid* (SEAL) Vice President  
 By: *David F. McConaughy* (SEAL) Vice President



**AUTHENTICATION**  
 Signature(s) \_\_\_\_\_  
 authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 TITLE: MEMBER STATE BAR OF WISCONSIN  
 (If not authorized by § 706.06, Wis. Stats.)

**ACKNOWLEDGMENT**  
 STATE OF WISCONSIN NEW YORK  
 Albany \_\_\_\_\_ County, 18th day of  
 Personally came before me this \_\_\_\_\_ day of  
January, 1985, the above named  
Manfred T. Kincaid, Vice President, and  
David F. McConaughy, Vice President,  
of Albany International Corp.  
 to me known to be the person \_\_\_\_\_ who executed the  
 foregoing instrument and acknowledged the same.  
 Notary Public Albany, Ga., New York, RENEWED  
 My Commission is permanent. (If not, state expiration  
 date: March 30, 1986)

THIS INSTRUMENT WAS DRAFTED BY  
 Attorney Richard E. Schnobelm  
 Appleton, Wisconsin  
 (Signatures may be authenticated or acknowledged. Both  
 are not necessary.)

11378

1006

1006

J. 5184 1 9

All that part of Lots Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Ten (10) and Eleven (11), Block Sixty-seven (67), (ANNAMAH'S LANSANGUE PLAT, City of Appleton, Outagamie County, Wisconsin, according to the record as follows: Beginning at the southwest corner of Lot 1 and Block 67, thence N00°44'43"E, along the west line of Lot 1 and Block 67, 71.06 feet to the southwest corner of Lot 2, and the point of beginning, thence combining N00°44'43"E, along the west line of Lots 2, 11, and 10 of said Block 67, 418.87 feet to the point of intersection of the west line of Lot 10 and the southerly right-of-way line of the Chicago and Northwestern Railway Company; thence N81°16'30"E, along the southerly line of said railroad, 201.06 feet to a point that has been measured at right angles to the said west line, thence S60°14'13"W, parallel with the said west line of Lot 10, 181.00 feet; thence S59°15'17"E, 84.48 feet; thence S00°48'05"W, 221.00 feet; thence S60°15'17"E, 227.00 feet to a point on the east line of Lot 11, Block 67; thence S00°48'05"W, along the said east line, 173.97 feet to the southeast corner of said Lot 11; thence N85°21'40"W, along the south line of said Lot 11, 96.40 feet; thence S00°48'05"W, 9.30 feet; thence N90°21'40"W, 16.00 feet; thence S00°48'05"W, 21.38 feet; thence N85°21'40"W, 283.49 feet to a point on the east line of Lot 2; thence S00°48'05"W, along the east line of Lot 2, 10.70 feet to the southeast corner of Lot 2; thence N85°21'40"W, along the south line of Lot 2, 120.20 feet to the point of beginning.

L. E. E

J 7097 1 7

DOCUMENT NO. 903693

STATE BAR OF WISCONSIN FORM 3 - 1963 QUIT CLAIM DEED

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE OUTAGAMIE COUNTY, WI RECEIVED AND RECORDED ON

DEC 30 1986

AT 8:30 A.M. BY M. JARNEY

I, Bahcall Steel & Pipe, Inc., a state of Washington corporation, successor in interest to T. Bahcall Industries, Inc. (formerly T. Bahcall, Inc.)

quit claim (in Voluntary, Inc., a Wisconsin corporation) the following described real estate in Outagamie County, State of Wisconsin: All of Lots Ten (10) and Eleven (11), of Block Sixty-seven (67), HARRIKAN'S LAUREL PLAT, City of Appleton.

Robert Ferguson P.O. Box 433 Neenah, WI 54956

Tax Parcel No:

WHEREAS Bahcall Steel & Pipe, Inc. (Bahcall) is a state of Washington corporation, successor in interest to T. Bahcall Industries, Inc. (formerly T. Bahcall, Inc.) (Bahcall Industries) which conveyed to Bahcall the following described real estate in Outagamie County, State of Wisconsin: All of Lots Ten (10) and Eleven (11), of Block Sixty-seven (67), HARRIKAN'S LAUREL PLAT, City of Appleton. This conveyance releases a railroad tract easement in grantor's favor described in an unrecorded agreement between the parties, dated September 1, 1961.

This is not (is) not) homesteaded property. Dated this 23rd day of December, 1986

I, BAHCALL STEEL & PIPE, INC. Alvin B. Ziven, President Rodney A. Boettcher, Vice President

AUTHENTICATION ACKNOWLEDGMENT Signature(s) Alvin B. Ziven, Rodney A. Boettcher, President and Vice President respectively of Bahcall Steel & Pipe, Inc. authenticated this 23rd day of December, 1986. Robert M. Sigman MEMBER STATE BAR OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY Attorney Robert Ferguson Neenah, Wisconsin 54956 (Signatures may be authenticated or acknowledged. Both are not necessary.) Personally came before me this 23rd day of December, 1986 the above named Alvin B. Ziven, Rodney A. Boettcher, President and Vice President respectively of Bahcall Steel & Pipe, Inc. Noel D. Vandenberg Notary Public Outagamie County, Wis. My Commission is perpetual. If not state expiration date: November 12, 1987



## 2007 Property Record Outagamie County, WI

2008 values not finalized until after Board of Review

Property information is valid as of 6/16/08

Owner	
VALLEYCAST OUTOKUMPU COPPER PO BOX 1714	
Appleton, WI 54912-0000	

Co-Owner(s)	
F/K/A VALLEYCAST INC	

Property Information	
Parcel ID:	311114500
Document #:	
School District:	APPLETON SCHOOLS
Vocational District:	FOX VALLEY TECH

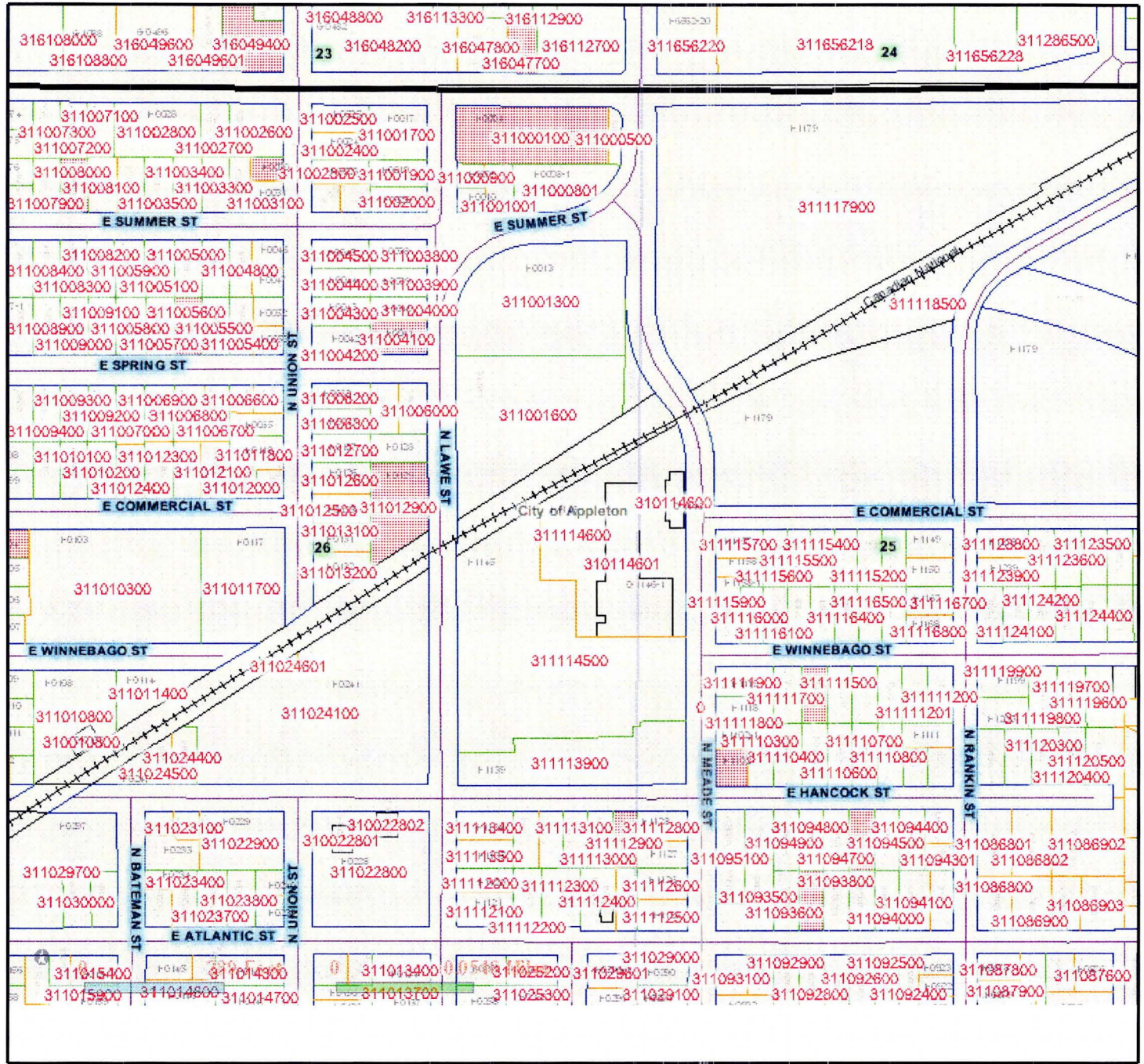
Property Description	
HARRIMANS LAWSBURG PLA T 1WD LESS E75FT OF 107D541 OF LOT 10 LOT 11 LESS E227FT M/L OF N456FT M/L AS MEASURED ON E/L BLK 67 LOT 2 N30.8FT OF LOTS 3-6 N30.8FT OF W44.6FT OF LOT 7 N9.30FT OF E7.40FT LOT 7 N9.30FT OF W8.6FT LOT 8 BLK 67 STATE ASSESSED	
<b>Municipality:</b>	<b>CITY OF APPLETON</b>
Property Address:	908 N LAWE ST

Tax Information	
<i>Installment</i>	<i>Amount</i>
First	\$3,842.57
Second	\$3,842.00
Third	\$3,842.00
Fourth	\$3,842.00
City of Appleton properties have an option of 4 installments that are due by: 1 - Jan. 31    2 - March 31 3 - May 31    4 - July 31 All other Outagamie County properties have 2 installments that are due by: 1 - Jan. 31    2 - July 31	
Base Tax	15,368.57
Special Assessment	.00
Lottery Credit	.00
Net Tax Due	15,368.57
Amount Paid	11,526.57
Current Balance Due	3,842.00
Interest	.00
<b>Total Due</b>	<b>3,842.00</b>
Most Recent Tax Year: Click on "Tax Bill" button below for payment instructions shown on the installment stubs. Prior Tax Years: Total due is effective through the last day of this month and payable to the Outagamie County Treasurer.	

Land Valuation				
Land Class Code	Acres	Land	Impr.	Total
G3	2.920	132,900	606,500	739,400
		2.920	\$132,900	\$606,500
Total Acres:				2.920
Assessment Ratio:				0.9901
Fair Market Value:				\$746,793



# Outagamie County WI GIS Map



**LEGEND**

**US Highways**

- USH

**State Highways**

- STH

**County Highways**

- CTH

**Town Roads**

- TWN

**City and Village Roads**

- CIT
- VIL

**Ramps**

- RMP

**Railroads**

- Parcel Lines

**Parcel Lines**

- Unknown
- 16th Section Line
- Surveyed CSM Line
- Surveyed Plat Line
- Deed Standard Line
- Deed Split Line
- Government Lot Line
- Private Claim Line
- Quarter Section Line
- Right of Way Line
- Railroad Right of Way Line
- Sanitary District Line
- Political Boundary Line
- Water Line
- Section Line
- Condominium Line (Display Only)
- Congressional Town Line

**Display Lines**

- Parcel Extension
- Meander Line
- Land Hook
- Text Leader Line
- Easement Line
- Historic Government Lot Line
- Oneida Tribal Lot Line

**Delinquent Tax Parcels**

- Delinquent Tax Parcel

**Tribal Status**



November 6, 2006

Ms. Jennifer Borski  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources  
625 E. County road Y, Suite 700  
Oshkosh, WI 54901-9731

RE: Outokumpu Copper Valleycast, LLC  
Buhler Oil Release.  
908 N. Lawe Street  
Appleton, Wisconsin 54911  
WDNR BRRTS# 02-45-537938  
Parcel ID# 311114500

Dear Ms. Borski:

This letter is to certify that to the best of my knowledge the legal description provided in Appendix A of the Site Investigation Report & Closure Request for the above referenced site is accurate.

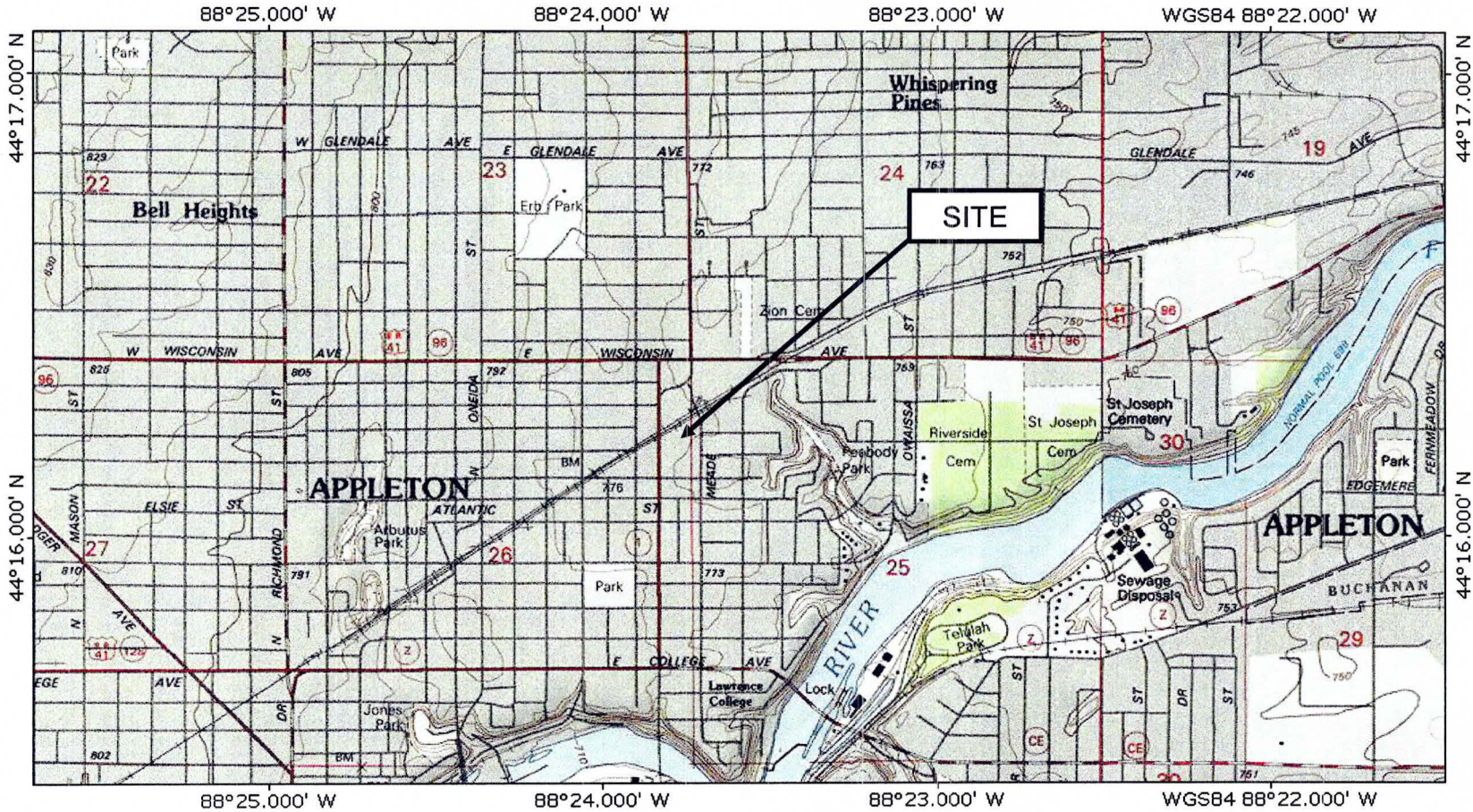
If you have any questions please call Sean Cranley of ChemReport, Inc. at (262) 654-7020. Thank you.

Sincerely,  
Luvata Appleton, LLC

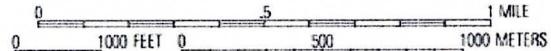
A handwritten signature in black ink, appearing to read "Ronald Moddes". The signature is written in a cursive style and is positioned above a horizontal line.

Ronald Moddes  
Facilities Manager





MN TN  
3°



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)



USGS 7.5 Min.

Project Title and Address

**FIGURE A1**  
**SITE LOCATION MAP**  
OUTOKUMPU COPPER VALLEYCAST LLC  
908 NORTH LAWE STREET  
APPLETON, WI

Sheet Description

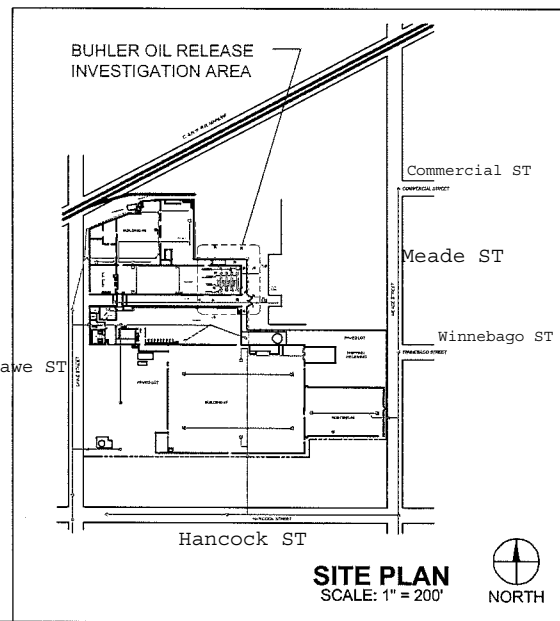
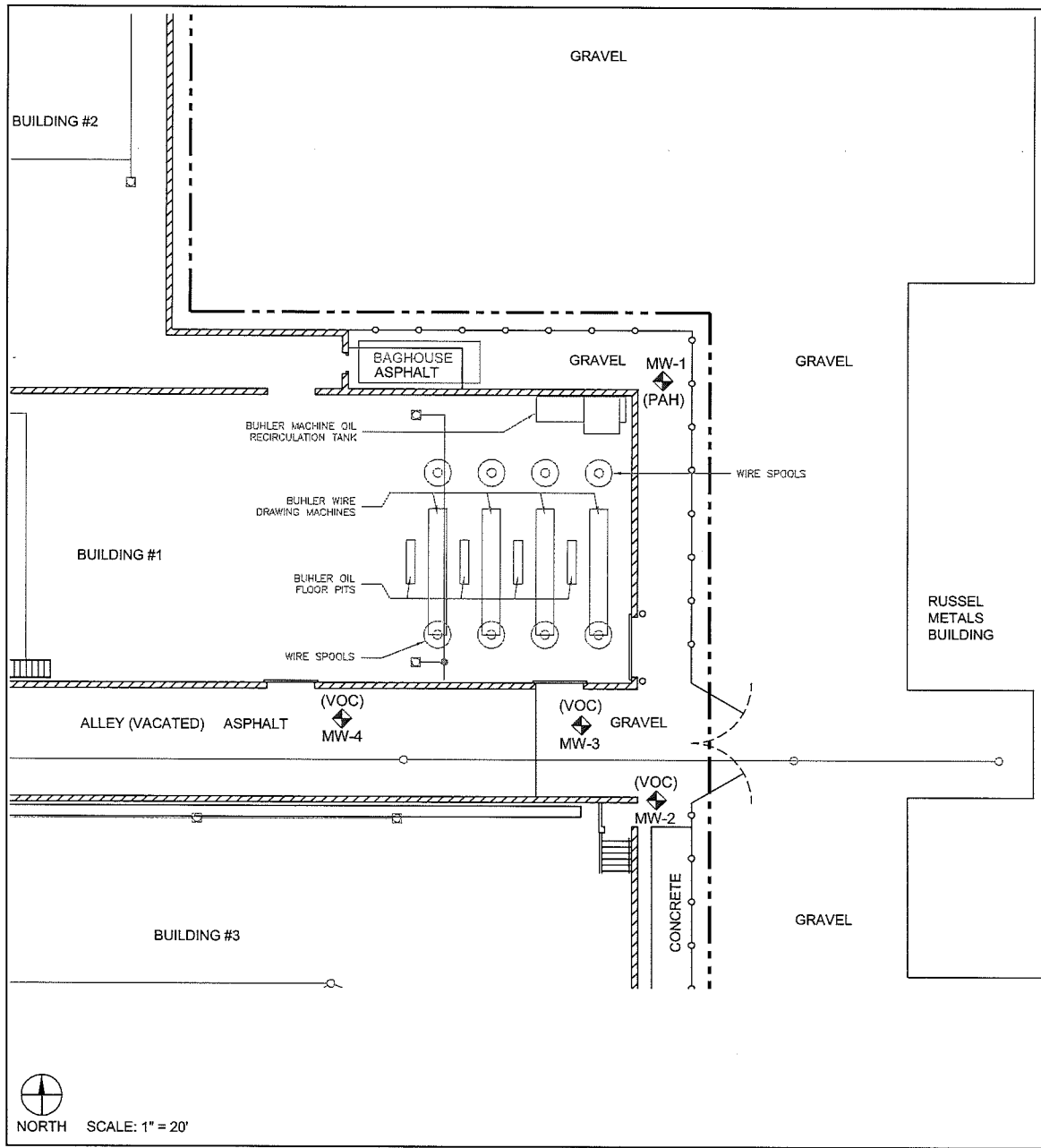
**SITE LOCATION MAP**

Project Number: 112904-1	Sheet <b>A1</b>
Date Drawn: 01/05/2005	1 of 2
Date Approved: 01/05/2005	
Drawn By: Brian Murphy	

**LEGEND**

- ◆ = GROUNDWATER MONITORING WELL LOCATIONS
- MW - 1 ANALYTES SAMPLED INDICATED IN PARENTHESIS (PAH) OR (VOC)
- = ROOF DRAIN LEADER CLEANOUT
- = MANHOLE OR CATCH BASIN
- = ROOF DRAIN
- - - = APPROXIMATE PROPERTY BOUNDARY
- = CHAINLINK FENCE

*Shows ground cover*



NORTH SCALE: 1" = 20'



**SITE PLAN**  
SCALE: 1" = 200'

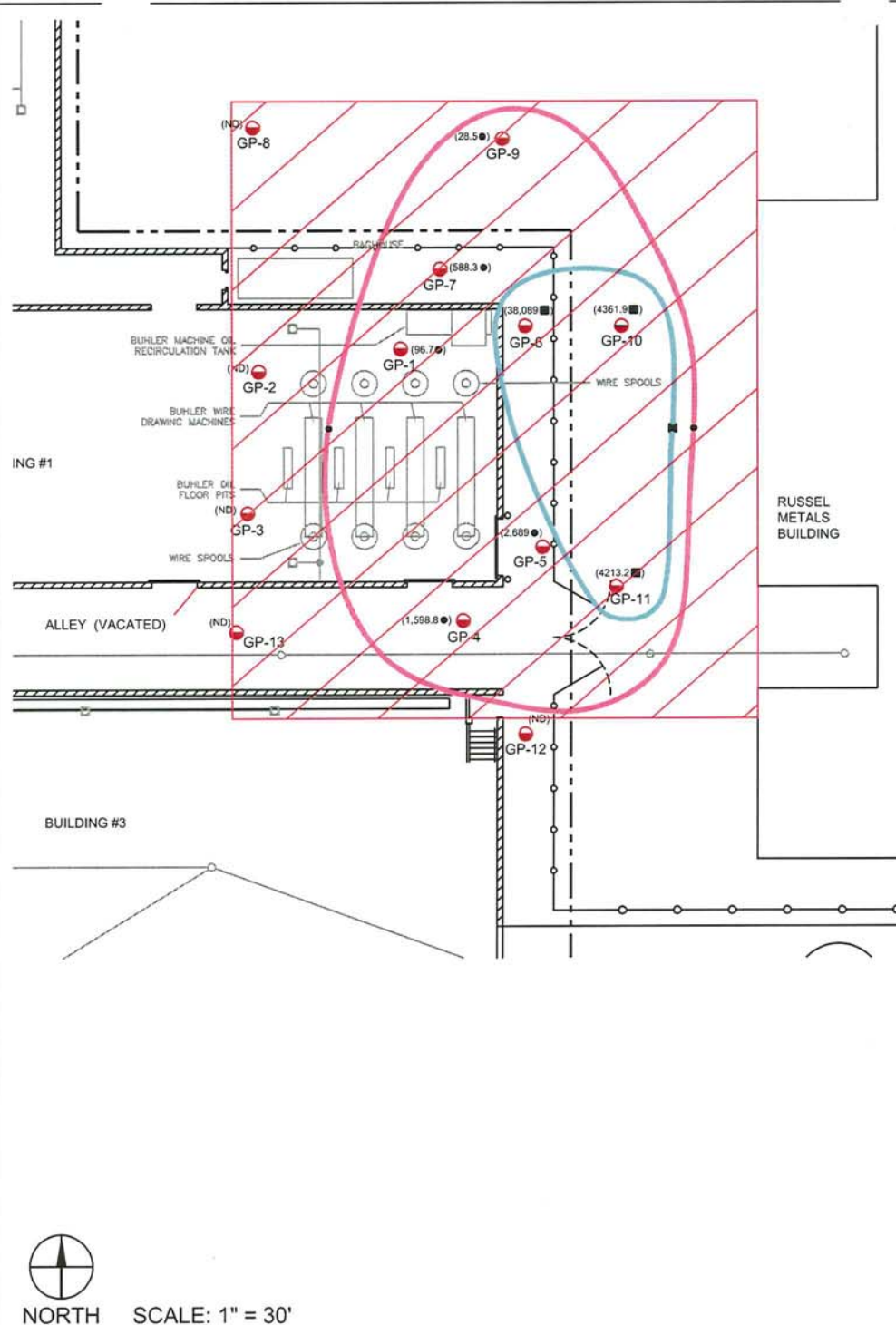
**FIGURE 1**  
**GROUNDWATER MONITORING WELL LOCATIONS**  
**VALLEYCAST - BUHLER OIL RELEASE**  
908 N. LAWE STREET  
APPLETON, WISCONSIN

Approved By: <b>S. CRANLEY</b>	Figure <b>1</b>
Date Approved: 8/28/08	1 of 7
Date Drawn: 8/28/08	
Drawn by: TERRA MAPS	





**FIGURE 1**  
**AREA SUBJECT TO SITE CAP MAINTENANCE AGREEMENT**  
**VALLEYCAST - BUHLER OIL RELEASE**  
908 N. LAWE STREET  
APPLETON, WISCONSIN



**LEGEND**

- GP-1 ● = EXISTING GEOPROBE SOIL BORING LOCATIONS
- = INFERRED DISTRIBUTION OF PAHs EXCEEDING NON-INDUSTRIAL RCLs
- = INFERRED DISTRIBUTION OF PAHs EXCEEDING INDUSTRIAL RCLs
- ▨ = AREA SUBJECT TO SITE CAP MAINTENANCE AGREEMENT
- — — = APPROXIMATE PROPERTY BOUNDARY
- = CHAINLINK FENCE

SOIL DIRECT CONTACT RCL EXCEEDANCES			
Sample ID	Analyte	Concentration (mg/kg)	RCL Exceeded (mg/kg)
GP-6 (0.5'-2')	Benzo(a)anthracene	10,900	■ (3,900)
GP-4 (2'-3')	Benzo(a)anthracene	0.150	● (0.088)
GP-5 (1'-2')	Benzo(a)anthracene	0.193	● (0.088)
GP-10 (2.5'-3.0')	Benzo(a)anthracene	0.185	● (0.088)
GP-11 (2.0'-2.5')	Benzo(a)anthracene	0.142	● (0.088)
GP-6 (0.5'-2')	Benzo(a)Pyrene	3.420	■ (0.39)
GP-10 (2.5'-3.0')	Benzo(a)Pyrene	0.556	● (0.39)
GP-11 (2.0'-2.5')	Benzo(a)Pyrene	0.425	■ (0.39)
GP-1 (5'-7')	Benzo(a)Pyrene	0.21.8	● (0.0088)
GP-4 (2'-3')	Benzo(a)Pyrene	0.0949	● (0.0088)
GP-5 (1'-2')	Benzo(a)Pyrene	0.243	● (0.0088)
GP-7 (2'-3')	Benzo(a)Pyrene	0.0984	● (0.0088)
GP-9 (3.0'-3.5')	Benzo(a)Pyrene	0.0285	● (0.0088)
GP-4 (2'-3')	Benzo(b)fluoranthene	0.160	● (0.0088)
GP-5 (1'-2')	Benzo(b)fluoranthene	0.198	● (0.0088)
GP-6 (0.5'-2')	Benzo(b)fluoranthene	0.465	● (0.0088)
GP-7 (2'-3')	Benzo(b)fluoranthene	0.106	● (0.0088)
GP-10 (2.5'-3.0')	Benzo(b)fluoranthene	0.300	● (0.0088)
GP-11 (2.0'-2.5')	Benzo(b)fluoranthene	0.211	● (0.0088)
GP-6 (0.5'-2')	Dibenz(a,h)Anthracene	0.817	■ (0.39)
GP-4 (2'-3')	Dibenz(a,h)Anthracene	0.0129	● (0.0088)
GP-5 (1'-2')	Dibenz(a,h)Anthracene	0.091	● (0.0088)
GP-7 (2'-3')	Dibenz(a,h)Anthracene	0.025	● (0.0088)
GP-10 (2.5'-3.0')	Dibenz(a,h)Anthracene	0.0409	● (0.0088)
GP-11 (2.0'-2.5')	Dibenz(a,h)Anthracene	0.0312	● (0.0088)
GP-4 (2'-3')	Indeno(1,2,3-cd)Pyrene	0.110	● (0.088)
GP-5 (1'-2')	Indeno(1,2,3-cd)Pyrene	0.201	● (0.088)
GP-6 (0.5'-2')	Indeno(1,2,3-cd)Pyrene	2.190	● (0.088)
GP-10 (2.5'-3.0')	Indeno(1,2,3-cd)Pyrene	0.288	● (0.088)
GP-11 (2.0'-2.5')	Indeno(1,2,3-cd)Pyrene	0.195	● (0.088)
GP-5 (1'-2')	Arsenic	3.72	■ (1.6)
GP-6 (0.5'-2')	Arsenic	3.44	■ (1.6)
GP-10 (2.5'-3.0')	Arsenic	3.95	■ (1.6)
GP-11 (2.0'-2.5')	Arsenic	3.61	■ (1.6)
GP-4 (2'-3')	Lead	127	● (50)
GP-5 (1'-2')	Lead	175	● (50)
GP-6 (0.5'-2')	Lead	211	● (50)
GP-7 (2'-3')	Lead	101	● (50)
GP-10 (2.5'-3.0')	Lead	158	● (50)
GP-11 (2.0'-2.5')	Lead	77.3	● (50)

Notes:  
 RCL = Residual Contaminant Levels  
 ■ = Exceeds Industrial Direct Contact RCL  
 ● = Exceeds Non-Industrial Direct Contact RCL

Approved By: <b>S. CRANLEY</b>	Figure <b>1</b>
Date Approved: 10/29/07	1 of 1
Date Drawn: 10/29/07	
Drawn by: <b>TERRA MAPS</b>	



TABLE C1 (Page 1 of 3)  
Soil Sample Analytical Results Summary  
Outokumpu Copper Valleyeast, LLC Buehler Oil Release  
February 2005 Sampling Event

Sample I.D.	GP-1 (5'-7')	GP-2 (6'-8')	Soil Sample I.D.			Groundwater	Soil Standards	
			GP-2 (12'-14')	GP-3 (4'-6')	GP-4 (2'-3')		NR 720 RCLs	Industrial
Parameter						ug/kg	ug/kg	ug/kg
<b>VOCs (ug/kg)</b>						ug/kg	ug/kg	ug/kg
Benzene	<25.0	<25.0	<25.0	<25.0	<25.0	5.5	NS	NS
1,1-Dichloroethane	76.2 ▲	<25.0	<25.0	<25.0	29.3 ▲	4.9	NS	NS
Ethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	2,900	NS	NS
Naphthalene	263	<25.0	<25.0	234	<25.0	400	20,000	110,000
n-Propylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Tetrachloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Toluene	<25.0	<25.0	<25.0	<25.0	<25.0	1500	NS	NS
Trichloroethene	<25.0	<25.0	<25.0	<25.0	33.1	NS	NS	NS
1,2,4-Trimethylbenzene	26.1	<25.0	<25.0	34.3	42.8	NS	NS	NS
1,3,5-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Xylenes	69.6	<25.0	<25.0	115	<25.0	4,100	NS	NS
<b>PAHs (ug/kg)</b>						ug/kg	ug/kg	ug/kg
Acenaphthene	<128	<122	<114	<146	<150	38,000	900,000	60,000,000
Anthracene	<128	<122	<114	<146	<150	3,000,000	5,000,000	300,000,000
Benzo (a) anthracene	<63.8	<61.0	<57.0	<72.9	150 ●	17,000	88	3,900
Benzo (a) pyrene	21.8 ●	<6.10	<5.70	<7.29	94.9 ●	48,000	8.8	390
Benzo (b) fluoranthene	<63.8	<61.0	<57.0	<72.9	166 ●	360,000	88	3,900
Benzo (ghi) perylene	<128	<122	<114	<146	166	68,000	1,800	39,000
Benzo(k)fluoranthene	<128	<122	<114	<146	<150	870,000	880	39,000
Chrysene	<128	<122	<114	<146	<150	37,000	8,800	390,000
Dibenz (a,h) anthracene	<6.38	<6.10	<5.70	<7.29	12.9 ●	38,000	8.8	390
Fluoranthene	<128	<122	<114	<146	281	500,000	600,000	40,000,000
Indeno (1,2,3-cd) pyrene	74.9	<61.0	<57.0	<72.9	110 ●	680,000	88	3,900
1-Methylnaphthalene	<128	<122	<114	<146	305	23,000	1,100,000	70,000,000
2-Methylnaphthalene	<128	<122	<114	<146	167	20,000	600,000	40,000,000
Naphthalene	<128	<122	<114	<146	<150	400	20,000	110,000
Phenanthrene	<128	<122	<114	<146	176	1,800	18,000	390,000
Pyrene	<128	<122	<114	<146	<150	8,700,000	500,000	30,000,000
<b>GRO/DRO (mg/kg)</b>						mg/kg	mg/kg	mg/kg
GRO	<6.38	<6.10	<5.70	<6.13	<7.52	100/250(1)	NS	NS
DRO	14,800 ◆	<5.23	<5.70	21.7	51.3	100/250(1)	NS	NS
<b>RCRA Metals (mg/kg)</b>						mg/kg	mg/kg	mg/kg
Mercury	0.0711	<0.0488	<0.0456	<0.0490	0.0635	NS	NS	NS
Arsenic	<3.19	<3.05	<2.85	<3.06	<3.76	NS	0.039	1.6
Barium	97.8	63.5	59.2	68.6	159	NS	NS	NS
Cadmium	<0.638	<0.610	<0.570	<0.613	<0.752	NS	8	510
Chromium	23.7	19.4	17.8	25.2	26.0	NS	16,000(1)	NS
Copper	21.2	14.2	21.5	13.3	64.5	NS	NS	NS
Lead	12.8	9.46	<5.70	8.18	127 ●	NS	50	500
Nickel	16.6	12.6	17.0	14.7	19.7	NS	NS	NS
Zinc	62.7	37.4	<28.5	37.4	111	NS	NS	NS
Manganese	485	438	334	278	1,020	NS	NS	NS

## Notes:

Table includes detected analytes only.

Soil sample ID indicates depth of sample, e.g. sample GP-1 (5'-7') was collected from soil boring location GP-1 from the depth interval between 5 and 7 feet below land surface.

- Indicates concentration exceeds industrial direct contact RCL.
- Indicates concentration exceeds non-industrial direct contact RCL.
- ▲ Indicates concentration exceeds groundwater protection RCL.
- ◆ Indicates concentration exceeds generic RCL.

(1) The Generic Residual Contaminant Levels for GRO and DRO are 100 mg/kg or 250 mg/kg for each contaminant depending on subsurface conditions including hydraulic conductivity.

Bold typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

RCL = Residual Contaminant Level, protective of groundwater.

VOCs = Volatile Organic Compounds

PAHs = Polynuclear Aromatic Hydrocarbons

GRO = Gasoline Range Organics

RCRA = Resource Conservation and Recovery Act

NS = No Standard

NA = Not Analyzed

TABLE C1 (Page 2of 3)  
Soil Sample Analytical Results Summary  
Outokumpu Copper Valleyeast, LLC Buehler Oil Release  
February 2005 Sampling Event

Sample I.D.	Soil Sample I.D.				Trip Blank	Methanol Blank	Groundwater	Soil Standards NR 720 RCLs	
	GP-5 (1'-2')	GP-6 (0.5'-2')	GP-6 (7'-8')	GP-7 (2'-3')				Non-Industrial	Industrial
<b>Parameter</b>									
<b>VOCS (ug/kg)</b>									
Benzene	<25.0	138 ▲	<25.0	<25.0	<0.340	<25.0	ug/kg	ug/kg	ug/kg
1,1-Dichloroethane	<25.0	<25.0	202 ▲	<25.0	<0.451	<25.0	5.5	NS	NS
Ethylbenzene	25.9	177	<25.0	<25.0	<5.00	<25.0	4.9	NS	NS
Naphthalene	296	562 ▲	271	<25.0	<8.00	<25.0	2,900	NS	NS
n-Propylbenzene	<25.0	65.6	<25.0	<25.0	<5.00	<25.0	400	20,000	110,000
Tetrachloroethene	<25.0	<25.0	<25.0	<25.0	<0.295	<25.0	NS	NS	NS
Toluene	<25.0	989	<25.0	<25.0	<5.00	<25.0	1500	NS	NS
Trichloroethene	<25.0	<25.0	<25.0	<25.0	<0.495	<25.0	NS	NS	NS
1,2,4-Trimethylbenzene	73.0	791	174	<25.0	<5.00	<25.0	NS	NS	NS
1,3,5-Trimethylbenzene	<25.0	345	375	<25.0	<5.00	<25.0	NS	NS	NS
Xylenes	200	2,270	169	31.2	<5.00	<25.0	4,100	NS	NS
<b>PAHs (ug/kg)</b>									
Acenaphthene	<115	1,180	<123	<122	NA	NA	ug/kg	ug/kg	ug/kg
Anthracene	<115	504	<123	<122	NA	NA	38,000	900,000	60,000,000
Benzo (a) anthracene	193 ●	10,900 ■	<61.5	86.9	NA	NA	3,000,000	5,000,000	300,000,000
Benzo (a) pyrene	243 ●	3,420 ■	<6.15	98.4 ●	NA	NA	17,000	88	3,900
Benzo (b) fluoranthene	198 ●	465 ●	<61.5	106 ●	NA	NA	48,000	8.8	390
Benzo (ghi) perylene	265	628	<123	<122	NA	NA	360,000	88	3,900
Benzo(k)fluoranthene	174	440	<123	<122	NA	NA	68,000	1,800	39,000
Chrysene	116	2,550	<123	<122	NA	NA	870,000	880	39,000
Dibenz (a,h) anthracene	91.0 ●	817 ■	<6.15	25.0 ●	NA	NA	37,000	8,800	390,000
Fluoranthene	338	1,300	<123	185	NA	NA	38,000	8.8	390
Indeno (1,2,3-cd) pyrene	201 ●	2,190 ●	<61.5	87.9	NA	NA	500,000	600,000	40,000,000
1-Methylnaphthalene	307	529	<123	<122	NA	NA	680,000	88	3,900
2-Methylnaphthalene	227	<147	<123	<122	NA	NA	23,000	1,100,000	70,000,000
Naphthalene	<115	181	<123	<122	NA	NA	20,000	600,000	40,000,000
Phenanthrene	195	385	<123	<122	NA	NA	400	20,000	110,000
Pyrene	141	12,600	<123	<122	NA	NA	1,800	18,000	390,000
<b>GRO/DRO (mg/kg)</b>									
GRO	<5.75	15.4	19.2	<6.12	NA	NA	mg/kg	mg/kg	mg/kg
DRO	368 ◆	7.51	584 ◆	<6.12	NA	NA	100/250(1)	NS	NS
<b>RCRA Metals (mg/kg)</b>									
Mercury	0.285	0.238	<0.0492	0.0983	NA	NA	mg/kg	mg/kg	mg/kg
Arsenic	3.72 ■	3.44 ■	<3.07	<3.06	NA	NA	NS	NS	NS
Barium	81.3	71.6	46.0	62.3	NA	NA	NS	0.039	1.6
Cadmium	1.00	<0.619	<0.615	<0.612	NA	NA	NS	NS	NS
Chromium	21.1	9.50	24.8	7.62	NA	NA	NS	8	510
Copper	248	101	20.1	38.1	NA	NA	NS	16,000(1)	NS
Lead	175 ●	211 ●	<6.15	101 ●	NA	NA	NS	NS	NS
Nickel	15.6	9.46	13.4	6.34	NA	NA	NS	50	500
Zinc	298	126	<30.7	84.7	NA	NA	NS	NS	NS
Manganese	378	289	221	188	NA	NA	NS	NS	NS

**Notes:**

Table includes detected analytes only.

Soil sample ID indicates depth of sample, e.g. sample GP-1 (5'-7') was collected from soil boring location GP-1 from the depth interval between 5 and 7 feet below land surface.

- Indicates concentration exceeds industrial direct contact RCL.
- Indicates concentration exceeds non-industrial direct contact RCL.
- ▲ Indicates concentration exceeds groundwater protection RCL.
- ◆ Indicates concentration exceeds generic RCL.

(1) The Generic Residual Contaminant Levels for GRO and DRO are 100 mg/kg or 250 mg/kg for each contaminant depending on subsurface conditions including hydraulic conductivity.

**Bold** typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

RCL = Residual Contaminant Level, protective of groundwater.

VOCS = Volatile Organic Compounds

PAHs = Polynuclear Aromatic Hydrocarbons

GRO - Gasoline Range Organics

RCRA - Resource Conservation and Recovery Act

NS = No Standard

NA = Not Analyzed

TABLE C1 (Page 3 of 3)  
Soil Sample Analytical Results Summary  
Outokumpu Copper Valleyeast, LLC Buehler Oil Release  
January 2006 Sampling Event

Sample I.D.	Soil Sample I.D.						Soil Standards		
	GP-8 (7.0'-7.5')	GP-9 (3.0'-3.5')	GP-10 (2.5'-3.0')	GP-11 (2.0'-2.5')	GP-12 (1.0'-1.5')	GP-13 (1.0'-1.5')	Groundwater	NR 720 RCLs Non-Industrial	Industrial
<b>Parameter</b>							<b>ug/kg</b>	<b>ug/kg</b>	<b>ug/kg</b>
<b>VOCs (ug/kg)</b>									
Benzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	5.5	NS	NS
1,1-Dichloroethane	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	4.9	NS	NS
Ethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	2,900	NS	NS
Naphthalene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	400	20,000	110,000
n-Propylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Tetrachloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	239	NS	NS
Toluene	<25.0	<25.0	<25.0	46.9	<25.0	<25.0	1500	NS	NS
Trichloroethene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,2,4-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
1,3,5-Trimethylbenzene	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	NS	NS	NS
Xylenes	<25.0	<25.0	<25.0	139	<25.0	<25.0	4,100	NS	NS
<b>PAHs (ug/kg)</b>							<b>ug/kg</b>	<b>ug/kg</b>	<b>ug/kg</b>
Acenaphthene	<107	<131	<115	554	<135	<128	38,000	900,000	60,000,000
Anthracene	<107	<131	<115	<113	<135	<128	3,000,000	5,000,000	300,000,000
Benzo (a) anthracene	<53.6	<65.3	185 ●	142 ●	<67.3	<64.0	17,000	88	3,900
Benzo (a) pyrene	<5.36	28.5 ●	556 ■	425 ■	<6.73	<6.40	48,000	8.8	390
Benzo (b) fluoranthene	<53.6	<65.3	300 ●	211 ●	<67.3	<64.0	360,000	88	3,900
Benzo (ghi) perylene	<107	<131	259	195	<135	<128	68,000	1,800	39,000
Benzo(k)fluoranthene	<107	<131	<115	<113	<135	<128	870,000	880	39,000
Chrysene	<107	<131	289	226	<135	<128	37,000	8,800	390,000
Dibenz (a,h) anthracene	<5.36	<6.53	40.9 ●	31.2 ●	<6.73	<6.40	38,000	8.8	390
Fluoranthene	<107	<131	500	430	<135	<128	500,000	600,000	40,000,000
Indeno (1,2,3-cd) pyrene	<53.6	<65.3	288 ●	195 ●	<67.3	<64.0	680,000	88	3,900
1-Methylnaphthalene	<107	<131	375	299	<135	<128	23,000	1,100,000	70,000,000
2-Methylnaphthalene	<107	<131	329	490	<135	<128	20,000	600,000	40,000,000
Naphthalene	<107	<131	<115	<113	<135	<128	400	20,000	110,000
Phenanthrene	<107	<131	405	258	<135	<128	1,800	18,000	390,000
Pyrene	<107	<131	835	759	<135	<128	8,700,000	500,000	30,000,000
<b>GRO/DRO (mg/kg)</b>							<b>mg/kg</b>	<b>mg/kg</b>	<b>mg/kg</b>
GRO	NA	NA	NA	NA	NA	NA	100/250(1)	NS	NS
DRO	<3.93	<3.81	12.2	111 ◆	9.7	17.3	100/250(1)	NS	NS
<b>RCRA Metals (mg/kg)</b>							<b>mg/kg</b>	<b>mg/kg</b>	<b>mg/kg</b>
Mercury	NA	NA	NA	NA	NA	NA	NS	NS	NS
Arsenic	<2.68	<3.26	3.95 ■	3.61 ■	<3.36	<3.20	NS	0.039	1.6
Barium	NA	NA	NA	NA	NA	NA	NS	NS	NS
Cadmium	NA	NA	NA	NA	NA	NA	NS	8	510
Chromium	NA	NA	NA	NA	NA	NA	NS	16,000(1)	NS
Copper	NA	NA	NA	NA	NA	NA	NS	NS	NS
Lead	<2.68	22.0	158 ●	77.3 ●	31.7	7.57	NS	50	500
Nickel	NA	NA	NA	NA	NA	NA	NS	NS	NS
Zinc	NA	NA	NA	NA	NA	NA	NS	NS	NS
Manganese	163	221	144	303	228	497	NS	NS	NS

## Notes:

Table includes detected analytes only.

Soil sample ID indicates depth of sample, e.g. sample GP-8 (7.0'-7.5') was collected from soil boring location GP-8 from the depth interval between 7.0 and 7.5 feet below land surface.

- Indicates concentration exceeds industrial direct contact RCL.
- Indicates concentration exceeds non-Industrial direct contact RCL.
- ▲ Indicates concentration exceeds groundwater protection RCL.
- ◆ Indicates concentration exceeds generic RCL.

(1) The Generic Residual Contaminant Levels for GRO and DRO are 100 mg/kg or 250 mg/kg for each contaminant depending on subsurface conditions including hydraulic conductivity.

**Bold** typed results indicate that the analyte was present at a concentration equal to or greater than the laboratory detection limit.

RCL = Residual Contaminant Level, protective of groundwater.

VOCs = Volatile Organic Compounds

PAHs = Polynuclear Aromatic Hydrocarbons

GRO = Gasoline Range Organics

RCRA = Resource Conservation and Recovery Act

NS = No Standard

NA = Not Analyzed

## Impacted Off-Source Property Information

Form 4400-246 (R 3/08)

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

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

BRRTS #:

ACTIVITY NAME:

ID	Off-Source Property Address	Parcel Number	WTM X	WTM Y
<input type="text" value="A"/>	<input type="text" value="975 North Meade Street, Appleton, WI"/>	<input type="text" value="311114600"/>	<input type="text" value="648021"/>	<input type="text" value="423110"/>
<input type="text" value="B"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="C"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="D"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="E"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="F"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="G"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="H"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="I"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

AFFECTED  
A  
PROPERTY

**Jones, Casey L - DNR**

---

**From:** Jones, Casey L - DNR  
**Sent:** Tuesday, November 28, 2006 2:44 PM  
**To:** 'kchorel@allstream.com' (resent)  
**Cc:** Lauridsen, Keld B - DNR  
**Subject:** Outokumpu site notification

Hi Ken,

As far as WI code goes, the folks at the Outokumpu or now Luvata Company have properly notified you by sending you a copy of the site investigation report. Our code at this point only requires an "Appendix A" letter sent for offsite properties whose groundwater has been affected. The site has been sent to the closure committee for review. Feel free to e-mail any concerns you have as an offsite affected property to Keld Lauridsen as he will be doing the initial review of the closure request.

Thanks,

 Casey L. Jones

DOT Hydrogeologist/Waste Registry LTE

WI Department of Natural Resources

Remediation and Redevelopment Program

625 Cty Rd Y, Suite 700, Oshkosh, WI 54901

PHONE: 920-303-5424

FAX: 920-424-4404

E-MAIL: [Casey.Jones@wisconsin.gov](mailto:Casey.Jones@wisconsin.gov)

**Jones, Casey L - DNR**

---

**From:** Jones, Casey L - DNR  
**Sent:** Thursday, November 16, 2006 9:58 AM  
**To:** 'scranley@chemreport.com'  
**Subject:** Off-site notification for closure request

Hi Sean,

I started looking over the closure request for the Outokumpu site. Although essentially you have informed the offsite affected property owner through e-mailing the report, it is not acceptable per NR726.05(2). It needs to be a mailed letter that contains the standard provisions in Appendix A of code. Please send a letter to them and send me a copy (you can continue to address to Jennifer Borski, as I will be opening her mail while she is on maternity leave). If I see anything else missing from the closure request I will let you know. I can proceed with review of the request, but cannot send to closure committee for a decision until 30 days after you send the letter to the offsite owner. Thus, closure decision will most likely be after the holidays . . .

Thanks,



*Casey L. Jones*

DOT Hydrogeologist/Waste Registry LTE

WI Department of Natural Resources

Remediation and Redevelopment Program

625 Cty Rd Y, Suite 700, Oshkosh, WI 54901

PHONE: 920-303-5424

FAX: 920-424-4404

E-MAIL: [Casey.Jones@wisconsin.gov](mailto:Casey.Jones@wisconsin.gov)

**Mike Boozer**

**From:** Mike Boozer  
**Sent:** Friday, September 29, 2006 3:17 PM  
**To:** 'kchorel@allstream.net'; 'David Jung'  
**Cc:** 'Ron.Moddes@luvata.com'; 'Earl.Robinson@luvata.com'; 'Rob.Cyra@luvata.com'; 'rob.biersteker@outokumpu.com'; Sean Cranley  
**Subject:** ChemReport - Outokumpu Copper Valleycast Draft DNR Report  
**Attachments:** SIRCR DRAFT.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	'kchorel@allstream.net'	
	'David Jung'	
	'Ron.Moddes@luvata.com'	
	'Earl.Robinson@luvata.com'	
	'Rob.Cyra@luvata.com'	
	'rob.biersteker@outokumpu.com'	
	Sean Cranley	Delivered: 09/29/2006 3:17 PM

Dear Ken and Dave:

Pursuant to the access agreement, please find attached a draft copy of the final closure request for Valleycast. We apologize for the delay in its submission as we had to get a number of corporate approvals. I am sure you can understand. Also note that Outokumpu Copper Valleycast LLC has now changed their name to Luvata Appleton, LLC although all personnel and operations remain the same.

In essence, the attached report is recommending that no more samples be collected from either property and that what little contamination that remains in place be left alone. We are requesting an official case close-out in which the Wisconsin Department of Natural Resources (WDNR) simply sends out a closure letter indicating that "No Further Action" is needed. As a condition of closure, the WDNR will list both properties (Russel and Luvata) on their GIS Registry. The GIS (Geographic Information System) Registry is simply an on-line mapping program that allows users to click on a property to see if there are any environmental issues associated with it.

We look forward to an uncomplicated closure process and plan on submitting this document to the WDNR by October 20, 2006 pending no comments or requested changes from Russel to the contrary. Should you have any questions or comments, feel free to contact me or Ron Moddes and we can discuss them. Please note that we have not included all of the appendices as the report would be too voluminous and their inclusion is not warranted. Thank you.

Michael G. Boozer  
ChemReport, Incorporated  
4515 Washington Road  
Kenosha, WI 53144  
P (262) 654-7020  
F (262) 654-7025  
[www.chemreport.com](http://www.chemreport.com)

**IMPORTANT LEGAL NOTICE:** The information contained in this document and attached pages are intended only for the confidential use of the intended recipient and its authorized representatives and is a consultant-client or other privileged communication product protected under law, which is considered to be privileged and confidential. If the reader of this message is not an authorized representative or an agent responsible for delivering this material to its intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution or copying of the information contained within this document is strictly prohibited. Failure to comply with this direction may result in a claim that you have violated the law and are liable for monetary damages. Improper use of this information might create a basis for a claim of damages against you, even if the contents are not technically confidential. If you have received this document in error, please notify us immediately by calling (800) 965-5323 or emailing [returnmail@chemreport.com](mailto:returnmail@chemreport.com) and we will arrange for the return of the document to ChemReport at no cost to you. This document may not be reproduced in any manner without the written consent of ChemReport except as required by client and/or its authorized representatives. ChemReport, Incorporated uses email virus detection filtering software to scan all incoming and outgoing email messages for viruses. This system, as with all virus scanning systems, is not 100% accurate and ChemReport will not be liable for any damages that may arise should this email be intercepted and/or be contaminated with a computer virus. The opinions and statements contained in the email transmittal are those of the author and not necessarily those of ChemReport, Incorporated. ChemReport has in place an email use policy that adheres to generally acceptable email principals according to all applicable laws. If you feel you have received an email message from domain "chemreport.com" that may be of questionable content, please contact ChemReport's webmaster immediately at [webmaster@chemreport.com](mailto:webmaster@chemreport.com) so that we can investigate the transmittal. Thank you.



6293  
10/2/08

AFFECTED  
A  
PROPERTY

**2007 Property Record  
Outagamie County, WI**

2008 values not finalized until after Board of Review

Property Information is valid as of 8/14/08

**Owner**  
& PIPE INC I BAHCALL STEEL  
PO BOX 1054  
Appleton, WI 54912-0000

**Co-Owner(s)**  
No co-owners listed

**Property Information**  
Parcel ID: 311114600  
Document #:   
Tax Districts: APPLETON SCHOOLS  
FOX VALLEY TECH

**Property Description**  
HARRIMANS LAWSBURG PLA T 1WD E75FT DESC IN  
463D453 OF LOT 10 AND E235FT OF N335FT M/L ON  
E/L OF LOT 11 AND THAT PRT AS DESC IN 585R591  
LESS 895465 OF LOT 11 BLK 67 2.39AC M/L  
Municipality: CITY OF APPLETON  
Property Address: 975 N MEADE ST

**Tax Information**

Installment	Amount
First	\$2,103.47
Second	\$2,100.00
Third	\$2,100.00
Fourth	\$2,100.00

City of Appleton properties have an option of 4  
Installments that are due by:  
1 - Jan. 31 2 - March 31  
3 - May 31 4 - July 31

All other Outagamie County properties have 2  
installments that are due by:  
1 - Jan. 31 2 - July 31

Base Tax	8,403.47
Special Assessment	.00
Lottery Credit	.00
Net Tax Due <i>View payment history</i>	8,403.47
Amount Paid <i>Information below.</i>	8,403.47
Current Balance Due	.00
Interest	.00
Total Due	.00

Most Recent Tax Year: Click on "Tax Bill" button below  
for payment instructions shown on the installment  
stubs. Prior Tax Years: Total due is effective through  
the last day of this month and payable to the  
Outagamie County Treasurer.

**Land Valuation**

Land Class Code	Acres	Land	Impr.	Total
G2	2.390	83,700	320,600	404,300
<b>Totals:</b>				<b>2.390 \$83,700 \$320,600 \$404,300</b>
Total Acres:			2.390	
Assessment Ratio:			0.9901	
Fair Market Value:			\$408,342	

**Payment History**

Date	Receipt #	Amount	Interest	Total
01/17/2008	23	2103.47	.00	2103.47
03/24/2008	16	2100.00	.00	2100.00
05/08/2008	3	2100.00	.00	2100.00
07/17/2008	5	2100.00	.00	2100.00

141320

SOURCE PROPERTY

**2007 Property Record  
Outagamie County, WI**

2008 values not finalized until after Board of Review

Property Information is valid as of 8/14/08

**Owner**  
VALLEYCAST OUTOKUMPU COPPER  
PO BOX 1714  
  
Appleton, WI 54912-0000

**Co-Owner(s)**  
F/k/a Valleycast Inc

**Property Information**  
Parcel ID: 311114500  
Document #:  
Tax Districts: APPLETON SCHOOLS  
FOX VALLEY TECH

**Property Description**  
HARRIMANS LAWSBURG PLA T 1WD LESS E75FT OF  
107D541 OF LOT 10 LOT 11 LESS E227FT M/L OF  
N456FT M/L AS MEASURED ON E/L BLK 67 LOT 2  
N30.8FT OF LOTS 3-6 N30.8FT OF W44.6FT OF LOT 7  
N9.30FT OF E7.40FT LOT 7 N9.30FT OF W8.6FT LOT 8  
BLK 67 STATE ASSESSED  
**Municipality:** CITY OF APPLETON  
**Property Address:** 908 N LAWE ST

**Tax Information**

<u>Installment</u>	<u>Amount</u>
First	\$3,842.57
Second	\$3,842.00
Third	\$3,842.00
Fourth	\$3,842.00

City of Appleton properties have an option of 4  
installments that are due by:  
1 - Jan. 31 2 - March 31  
3 - May 31 4 - July 31

All other Outagamie County properties have 2  
installments that are due by:  
1 - Jan. 31 2 - July 31

Base Tax	15,368.57
Special Assessment	.00
Lottery Credit	.00
Net Tax Due <i>View payment history</i>	15,368.57
Amount Paid <i>information below.</i>	15,368.57
Current Balance Due	.00
Interest	.00
Total Due	.00

Most Recent Tax Year: Click on "Tax Bill" button below  
for payment instructions shown on the installment  
stubs. Prior Tax Years: Total due is effective through  
the last day of this month and payable to the  
Outagamie County Treasurer.

**Land Valuation**

<u>Land Class Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
G3	2.920	132,900	606,500	739,400
<i>Totals: 2.920 \$132,900 \$606,500 \$739,400</i>				
<b>Total Acres:</b>				2.920
<b>Assessment Ratio:</b>				0.9901
<b>Fair Market Value:</b>				\$746,793

**Payment History**

<u>Date</u>	<u>Recelot #</u>	<u>Amount</u>	<u>Interest</u>	<u>Total</u>
01/22/2008	11	3842.57	.00	3842.57
03/26/2008	37	3842.00	.00	3842.00
05/23/2008	5	3842.00	.00	3842.00
07/18/2008	3	3842.00	.00	3842.00

# LUVATA

AFFECTED  
A  
PROPERTY

May 6, 2008

RE: Site Cap Maintenance Agreement  
Outokumpu Copper Valleycast, LLC Buhler Oil Release.  
908 N. Lawe Street  
Appleton, Wisconsin 54911  
WDNR BRRTS# 02-45-537938 Parcel ID# 311114500

To whom it may concern:

Luvata Appleton, LLC (formerly Outokumpu Copper Valleycast, LLC, hereinafter "Luvata") has agreed with the Wisconsin Department of Natural Resources in the proceeding identified as WDNR BRRTS# 02-45-537938 Parcel ID# 311114500 to maintain a cap or barrier over portions of the properties of Luvata and Russel Metals Williams Bahcall ("RMWB") that have been environmentally impacted by past operations conducted on Luvata's property. Accordingly, it is hereby agreed that Luvata will implement a Site Cap Maintenance Plan (the "Plan"), as described herein, and RMWB will grant to Luvata access to its property for the purpose of carrying out the Plan, under the following terms and conditions:

### Site Cap Construction:

Various structures and cover materials on the Luvata site and neighboring RMWB property effectively cap the entire affected portion of the properties. The structures and cover materials are: (1) The Luvata building with its sub-base and concrete floor; (2) concrete and asphalt paved surfaces in the vacated alley and adjacent to facility entrances on the Luvata property; (3) gravel over the remainder of the Luvata property is mixed with sand and clay and extends from 8 inches to 4 feet in depth; this area of the Luvata facility is secured from public access with a chain-link fence topped with barbwire and is not used by facility employees; (4) the gravel on the affected portion of the RMWB property is from 1 to 2 feet thick and compacted to accommodate heavy equipment and truck traffic; this affected portion of the RMWB property is surrounded by a chain-link fence topped with barbwire to prevent public access. These conditions and materials prevent direct contact exposure to contaminants present in the subsurface soils beneath affected portions of both properties.

### Site Cap Inspection:

The Luvata Facility Manager or his designee will inspect the site cap on both the Luvata and RMWB property on an annual basis. The portion of the RMWB property affected by the subsurface contamination is immediately adjacent to the Luvata property on the other side of the chain-link fence and readily observable from the Luvata property. If, during the course of routine activities or site cap inspections, a breach in the cap materials on either property is noted, Luvata will have implemented procedures to insure that the Luvata Facility Manager is promptly notified of such breaches. Should the breach be identified on the RMWB property, the Luvata Facility Manager will promptly notify RMWB.

### Site Cap Maintenance:

Luvata will repair all breaches in the cap expeditiously. Cracks, holes and other small penetrations of paved portions of the site cap will be patched with compatible surface materials on an as needed basis in keeping with standard maintenance practices. Luvata shall have the sole responsibility to maintain the site cap in accordance with the Plan on both its property and on the RMWB. RMWB shall have no obligation to maintain or repair the cap.

The portions of the Luvata and RMWB properties subject to this cap maintenance agreement are illustrated on the attached Figure 1.

### RMWB Disclaimer

By entering into this Agreement with Luvata, RMWB is not assuming, in any way, any responsibility, obligation and/or liability for the contaminants present in the subsurface soils beneath the affected portions of both properties for which the site cap is a barrier. RMWB denies that it has any liability, or is in any way responsible, for the contaminants present in the subsurface soils beneath the affected portions of both properties for which the site cap is a barrier.

AFFECTED <b>A</b> PROPERTY
----------------------------------

**Access:**

RMWB agrees that, upon reasonable advance notice, it will renew a temporary access agreement with Luvata, in the form previously agreed (see Exhibit A), in order to provide Luvata with access to the RMWB property for the purpose of inspecting the site cap and performing necessary site cap maintenance work.

**Indemnity:**

Luvata shall indemnify and hold RMWB, its directors, officers, employees, agents and servants harmless from and against all liabilities, claims (including orders and prosecutions), suits, actions, fines, damages, losses, costs, and expenses (including defense costs and court costs) arising out of the presence of subsurface contamination on RMWB property that originated on, and migrated from, the Luvata property, or arising out of the actions, errors or omissions of Luvata, its agents, servants, consultants, contractors and subcontractors, in connection with Luvata's performance of site cap inspection or maintenance activities on the RMWB property.

Notwithstanding the foregoing, Luvata shall have no obligation to indemnify and hold RMWB harmless from or against any liabilities, claims, suits, actions, fines, damages, losses, costs, and expenses caused by or resulting or arising from any environmental condition on or at the RMWB property which was not in any way caused, or exacerbated, by Luvata, its employees, agents, servants, consultants, contractors or subcontractors and which did not originate on, or migrate from, Luvata property.

**No Restriction to Land Use**

Nothing in this agreement shall restrict RMWB's rights to use any portion of its property for any purpose consistent with current or future land use zoning. RMWB agrees that if it plans to alter the land use in the area covered by the site cap maintenance plan in a manner that impacts the integrity of the site cap, it will notify Luvata's designated contact person, in advance, so that Luvata may amend its site cap maintenance plan, as necessary.

**Documentation**

Luvata agrees to provide to RMWB copies of all reports and correspondence, including site cap inspection and maintenance records and correspondence with WDNR concerning the presence of subsurface contamination which extends into RMWB property.

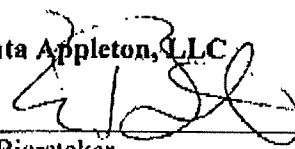
**Contact**

Luvata shall provide RMWB with contact information in regard to the site cap maintenance plan and shall update the contact information, whenever necessary.

**Termination**


RMWB may, in its sole discretion, terminate this agreement, upon 60 days written notice.

Luvata Appleton, LLC

  
 Rob Biersteker  
 Vice President of Operations

7 MAY 08  
 Date

Russel Metals Williams Bahcall

  
 Signature: David S. Jung  
 Name: Controller & Asst Secretary  
 Title:

6/10/08  
 Date



AFFECTED  
A  
PROPERTY

### 2007 Property Record Outagamie County, WI

2008 values not finalized until after Board of Review

Property information is valid as of 6/16/08

Owner	
& PIPE INC I BAHCALL STEEL PO BOX 1054	
Appleton, WI 54912-0000	

Co-Owner(s)

Property Information	
Parcel ID:	311114600
Document #:	
School District:	APPLETON SCHOOLS
Vocational District:	FOX VALLEY TECH

Property Description	
HARRIMANS LAWSBURG PLA T 1WD E75FT DESC IN 463D453 OF LOT 10 AND E235FT OF N335FT M/L ON E/L OF LOT 11 AND THAT PRT AS DESC IN 585R591 LESS 895465 OF LOT 11 BLK 67 2.39AC M/L	
Municipality:	CITY OF APPLETON
Property Address:	975 N MEADE ST

Tax Information	
Installment	Amount
First	\$2,103.47
Second	\$2,100.00
Third	\$2,100.00
Fourth	\$2,100.00
City of Appleton properties have an option of 4 installments that are due by: 1 - Jan. 31    2 - March 31 3 - May 31    4 - July 31 All other Outagamie County properties have 2 installments that are due by: 1 - Jan. 31    2 - July 31	
Base Tax	8,403.47
Special Assessment	.00
Lottery Credit	.00
Net Tax Due	8,403.47
Amount Paid	6,303.47
Current Balance Due	2,100.00
Interest	.00
Total Due	2,100.00
Most Recent Tax Year: Click on "Tax Bill" button below for payment instructions shown on the installment stubs. Prior Tax Years: Total due is effective through the last day of this month and payable to the Outagamie County Treasurer.	

Land Valuation				
Land Class Code	Acres	Land	Impr.	Total
G2	2.390	83,700	320,600	404,300
2.390		\$83,700	\$320,600	\$404,300
Total Acres:				2.390
Assessment Ratio:				0.9901
Fair Market Value:				\$408,342



OFF-SOURCE  
A  
PROPERTY

DOCUMENT NO.  
**877806**  
J 6005-1 13  
WARRANTY DEED  
STATE BAR OF WISCONSIN FORM 4-1002

THIS SPACE RESERVED FOR RECORDING DATA  
REGISTER'S OFFICE  
OUTAGAMIE COUNTY, WI  
RECEIVED AND RECORDED ON

JAN 17 1986

AT 1 O'CLOCK P.M.  
IN JACKET ROOM IMAGE DEPT  
COUNTY OF DOBBS

RETURN TO:  
GUSARLOS & Brady (PCL)  
780 N. Water Street  
Milwaukee, WI 53202

Tax Parcel No: 31-2-1166

I, **Bahcall Industries, Inc.**  
conveys and warrants to **Bahcall Steel & Pipe, Inc.**  
the following described real estate in **Outagamie** County,  
State of Wisconsin:

SEE EXHIBIT A ATTACHED

TRANSFER  
\$ 700.00  
FEE

13872

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

Exception to warranty: SEE EXHIBIT B

Dated this 16th day of January, 1986

**JAGUAR**  
I, **Bahcall Industries, Inc.**  
BY: Alvin B. Ziven, President  
Attest: Debra Ziven, Secretary

~~AUTHENTICATION  
Signature(s)  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by § 704.06, Wis. Stats.)~~

ACKNOWLEDGMENT  
STATE OF WISCONSIN  
Outagamie County, WI  
Personally came before me this 16th day of JANUARY, 1986, the above named Alvin B. Ziven, President and Debra Ziven, Secretary of Bahcall Industries, Inc.  
to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.  
Fredrick G. Laute  
Notary Public  
My Commission is permanent, (if not state expiration date: \_\_\_\_\_ 19\_\_\_\_)

THIS INSTRUMENT WAS DRAFTED BY  
Fredrick G. Laute  
Quaker & Brady  
(Signatures may be authenticated or not authenticated. Both are not necessary.)

OFF-SOURCE  
A  
PROPERTY

EXHIBIT A J 6005 | 14

All that part of Lot Eleven (11), in Block Sixty-seven (67), HARRIMAN'S LAWSBURG PLAT, City of Appleton, Wisconsin, according to the recorded Assessor's Map of said City, described as follows: Commencing at the Southeast corner of the premises as described in Volume 107 of Deeds, page 335 (said point being on the East line of Lane Street, 52 feet South of the Chicago and Northwestern Right-of-Way); thence East to the East line of Lot 11, Block 67, aforesaid and the point of beginning; thence South along the East line of said Lot 11, a distance of 121 feet; thence West 227 feet; thence North 121 feet; thence East 227 feet to the point of beginning.

AND

All that part of Lot Eleven (11), in Block Sixty-seven (67), HARRIMAN'S LAWSBURG PLAT, City of Appleton, Wisconsin, according to the recorded Assessor's Map of said City, described as follows: Commencing at the Southeast corner of the premises described in Volume 107 of Deeds, page 335; thence East 227 feet more or less to the West line of Meade Street; thence North along the West line of Meade Street to the right of way of the C. & N.W. Railroad Co.; thence Southwesterly along the right of way of the C. & N.W. Railroad Co., to the Northeast corner of the property hereinbefore mentioned; thence South along the East line of the said property to the place of beginning. LESS AND EXCEPTING the following described property: That part of Block 67 of the HARRIMAN'S LAWSBURG PLAT of the City of Appleton, Wisconsin, lying West of Meade Street and South of the North line of Sumner Street extended, more fully described as follows, to-wit: A strip of land 60 feet wide South of the Chicago and Northwestern Railroad right of way with center line described as follows: Beginning at the intersection of the center line of Meade Street and the North line of Sumner Street extended; thence South along the center line of Meade Street extended a distance of 188.60 feet; thence Southerly on a curve of 277.97 feet radius to the East, an arc distance of 184.05 feet to the point of reverse curvature; thence Southwesterly on a curve of 278.80 feet radius to the West, an arc distance of 151.52 feet to the point of tangency which is also on the center line of Meade Street.

AND

The East 75 feet of that part of Lot Ten (10) in Block Sixty-seven (67), HARRIMAN'S LAWSBURG PLAT, City of Appleton, Wisconsin, according to the recorded Assessor's Map of said City, described as follows: Commencing at the intersection of the South line of the C. & N.W. Railroad Co.'s right of way with the East line of Lane Street and running thence South on the East line of Lane Street 62 feet; thence due East 250 feet; thence North parallel with the East line of Lane Street 165 feet, more or less to the South line of the C. & N.W. Railroad Co.'s right of way; thence in a Southwesterly direction along the South line of said right of way aforesaid to the place of beginning.

and also described as:

All that part of Lot 11, in Block 67, HARRIMAN'S LAWSBURG PLAT, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City, more fully described as follows:

Commencing at intersection of the West line of Lot 10, Block 67, of said HARRIMAN'S LAWSBURG PLAT, and the Southerly line of the Chicago and Northwestern Railroad right-of-way; thence South 00 degrees 44 minutes 43 seconds West along the West line of said Lot 10, a distance of 62.80 feet to the Southwest corner of Lot 10, Block 67; thence South 89 degrees 15 minutes 17 seconds East, along the South line of said Lot 10, a distance of 175.00 feet to point of beginning; thence continuing South 89 degrees 15 minutes 17 seconds East, 84.48 feet; thence South 00 degrees 48 minutes 05 seconds West, 121.00 feet; thence South 89 degrees 15 minutes 17 seconds East, 227.00 feet to a point on the West line of Meade Street; thence North 00 degrees 48 minutes 05 seconds East, along the West line of said Meade Street, 357.34 feet; thence along the arc of a curve to the left 92.41 feet, which has a radius of 248.00 feet and a chord of 92.86 feet that bears North 89 degrees 57 minutes 26 seconds West to a point on the southerly line of the Chicago and Northwestern Railroad Co. right-of-way; thence South 61 degrees 14 minutes 50 seconds West, along the southerly line, 338.32 feet; thence South 00 degrees 44 minutes 43 seconds West, 161.00 feet to the point of beginning.

OFF-SOURCE  
A  
PROPERTY

J 6005 | 15

EXHIBIT A  
TO  
WARRANTY DEED  
FROM

I. BANCALL INDUSTRIES, INC.

TO

I. BANCALL STEEL & PIPE, INC.

1. Lien for unpaid 1985 and 1986 real estate taxes.
2. Covenants, conditions and restrictions contained in deed executed by Appleton Marble and Granite Works, Appleton to I. Bancall, Inc., a Wisconsin Corporation, Appleton, Wisconsin, dated January 6, 1956 and recorded in the office of the Register of Deeds for Outagamie County, Wisconsin on January 6, 1956 in Volume 463 of Deeds, page 451, as Document No. 482702, providing as follows:  
  
Subject to extension of Railroad side tracks. Subject to agreement dated January 4, 1956 between Grantor herein and Appleton Wire Works, Inc. on use of South 10 feet thereof for driveway.
3. Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.



OFF-SOURCE  
A  
PROPERTY

**ABSTRACTED**  
DOCUMENT  
**877806**  
**J 6038 | 12**  
WARRANTY DEED  
STATE BAR OF WISCONSIN FORM 2 - 1972

See Re-Recording Date:  
THIS DATE OBSERVED AND RECORDED DATE  
**REGISTER'S OFFICE**  
**OUTAGAMIE COUNTY, WI.**  
RECEIVED AND RECORDED ON  
**JAN 31 1988**  
AT 1 O'CLOCK P.M.  
IN JACKET NO. 18-15  
8000 18-15  
REGISTER OF DEEDS

**I. Bahcall Industries, Inc.**  
conveys and warrants to **Bahcall Steel, S. BAR, INC.**  
(the following describe) real estate in **Outagamie** County,  
State of Wisconsin:

EXEMPT TO  
**Charles E. Brady (PGL)**  
780 N. Water Street  
Milwaukee, WI 53202  
Tax Parcel No: 31-1-1166

SEE EXHIBIT A ATTACHED

This document is being re-recorded to correct the legal description.

TOWNSHIP  
7th 3rd  
FEE

Re-Recording Date:  
FEE  
3  
EXEMPT

13872

This is NOT homestead property.  
(If not)

Exception to warranties: **SEE EXHIBIT B**

Dated this 16th day of January, 1988

**I. BAHCALL INDUSTRIES, INC.**  
By: Alvin B. Zivon, President  
Attest: Debra Zivon, Secretary

~~Signature(s) \_\_\_\_\_  
Authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 705.06, Wis. Stats.)~~

**ACKNOWLEDGMENT**

STATE OF WISCONSIN  
Outagamie County  
Personally came before me this 16th day of  
January, 1988, the above named  
Alvin B. Zivon, President and  
Debra Zivon, Secretary of  
Bahcall Industries, Inc.  
to me known to be the persons who executed the  
foregoing instrument and acknowledged the same.  
Fredrick G. Lautz  
Notary Public  
My Commission is permanent (if not, state expiration  
date: \_\_\_\_\_)

THIS INSTRUMENT WAS DRAFTED BY  
Fredrick G. Lautz  
Charles E. Brady  
(Signatures may be authenticated or acknowledged. Both  
are not necessary.)

OFF-SOURCE  
A  
PROPERTY

EXHIBIT A J 6038 I 13

All that part of Lot Eleven (11), in Block Sixty-seven (67), HARRIMAN'S LAUSBURG PLAT, City of Appleton, Wisconsin according to the recorded Assessor's Map of said City, described as follows: Commencing at the southwest corner of the premises as described in Volume 107 of Deeds, page 335 (said point being on the east line of Levee Street, 67 feet South of the Chicago & Northwestern Right-of-Way); thence East on the East line of Lot 11, Block 67, aforesaid and the point of beginning; thence South along the East line of said Lot 11, a distance of 171 feet; thence West 227 feet; thence North 121 feet; thence East 177 feet to the point of beginning.

AND

All that part of Lot Eleven (11), in Block Sixty-seven (67), HARRIMAN'S LAUSBURG PLAT, City of Appleton, Wisconsin according to the recorded Assessor's Map of said City, described as follows: Commencing at the southeast corner of the premises described in Volume 107 of Deeds, page 335; thence East 237 feet more or less to the West line of Meade Street; thence North along the West line of Meade Street to the right of way of the C. & N.W. Railroad Co.; thence Southwesterly along the right of way of the C. & N.W. Railroad Co., to the northeast corner of the property hereinbefore mentioned; thence South along the East line of the said property to the place of beginning. LESS AND EXCEPTING the following described property: That part of Block 67 of the Harriman's Lausburg Plat of the City of Appleton, Wisconsin, lying West of Meade Street and South of the North line of Sumner Street extended, more fully described as follows, to-wit: A strip of land 60 feet wide South of the Chicago and Northwestern Railroad right of way with center line described as follows: Beginning at the intersection of the center line of Meade Street and the North line of Sumner Street extended; thence South along the center line of Meade Street extended a distance of 188.70 feet; thence Southeasterly on a curve of 777.97 feet radius to the East an arc distance of 174.65 feet; to the point of reverse curve; thence Southwesterly on a curve of 278.80 feet radius to the West, an arc distance of 191.42 feet to the point of tangency which is also on the center line of Meade Street.

AND

The East 75 feet of that part of Lot Ten (10) in Block Sixty-seven (67), HARRIMAN'S LAUSBURG PLAT, City of Appleton, Wisconsin, according to the recorded Assessor's Map of said City, described as follows: Commencing at the intersection of the South line of the C. & N.W. Railroad Co.'s right of way with the East line of Linn Street and running thence South on the East line of Linn Street 62 feet; thence due East 250 feet; thence North parallel with the East line of Linn Street 165 feet, more or less to the South line of the C. & N.W. Railroad Co.'s right of way; thence in a Southwesterly direction along the South line of said right of way aforesaid to the place of beginning.

The perimeter of the above three parcels is also described as:

All that part of Lot 10 and Block 67, HARRIMAN'S LAUSBURG PLAT, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City, more fully described as follows: Commencing at intersection of the West line of Lot 10, Block 67, of said HARRIMAN'S LAUSBURG PLAT, and the Southerly line of the Chicago and Northwestern Railroad right-of-way; thence South 00 degrees 44 minutes 43 seconds West along the West line of said Lot 10, a distance of 62.00 feet to the southeast corner of Lot 10, Block 67; thence South 89 degrees 15 minutes 17 seconds East, a distance of 175.00 feet to point of beginning; thence continuing South 89 degrees 15 minutes 17 seconds East, 84.48 feet; thence South 00 degrees 48 minutes 05 seconds West, 121.00 feet; thence South 89 degrees 15 minutes 17 seconds East, 227.00 feet to a point of the west line of Meade Street; thence North 00 degrees 48 minutes 05 seconds East, along the west line of said Meade Street, 357.34 feet; thence along the arc of a curve to the left 92.41 feet, which has a radius of 248.80 feet and a chord of 92.86 feet that bears North 09 degrees 07 minutes 26 seconds West to a point on the southerly line of the Chicago and Northwestern Railroad Co. right-of-way; thence South 61 degrees 14 minutes 50 seconds West, along the southerly line, 328.32 feet; thence South 00 degrees 44 minutes 43 seconds West, 161.00 feet to the point of beginning.

OFF-SOURCE  
A  
PROPERTY

J 6038 I 14

EXHIBIT B  
TO  
WARRANTY DEED  
FROM

I. BANCALL INDUSTRIES, INC.

TO

I. BANCALL STEEL & PIPE, INC.

1. Lien for unpaid 1986 and 1988 real estate taxes.
2. Covenants, conditions and restrictions contained in deed executed by Appleton Marble and Granite Works, Appleton to I. Bancall, Inc., a Wisconsin Corporation, Appleton, Wisconsin, dated January 6, 1956 and recorded in the office of the Register of Deeds for Outagamie County, Wisconsin on January 6, 1956 in Volume 463 of Deeds, page 433, as Document No. 482702, providing as follows:  
 Subject to extension of Railroad side tracks. Subject to agreement dated January 4, 1956 between Grantor herein and Appleton Wire Works, Inc. on use of South 10 feet thereof for driveway.
3. Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.

CU. 878604

REGISTER'S OFFICE  
OUTAGAMIE COUNTY, WI.  
RECEIVED AND RECORDED ON

FEB 4 1988

AT State DELOCK for  
IN JACKET XXXX IMAGE 10-14  
PLANNED State at  
REGISTER OF DEEDS

*Quarles & Brady, attorneys  
for and...*

OFF-SOURCE  
A  
PROPERTY

WARRANTY DEED—By Corporation (Common Form) STATE OF WISCONSIN  
Form No. S-W

Miller-Davis Co., Minneapolis

VOL 585 PAGE 591

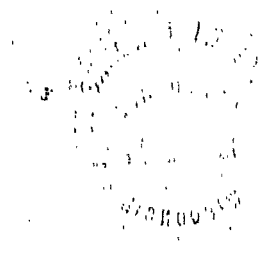
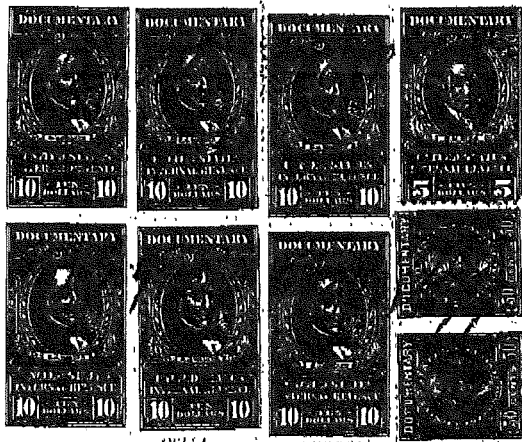
This Indenture, Made this 1st day of September  
A. D. 1961, between Appleton Wire Works Corp.,  
a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin,  
, located at Appleton,

Wisconsin, party of the first part, and I. Bahcall, Inc.,  
party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of  
One Dollar (\$1.00) and other valuable consideration,

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowl-  
edged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by  
these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said  
party of the second part, its successors ~~heirs~~ and assigns, forever, the following described  
real estate, situated in the County of Outagamie and State of Wisconsin, to-wit:

All that part of Lot 11, in Block 67, Harriman's Lawsburg  
Plat, City of Appleton, Wisconsin, according to the recorded  
Assessor's Map of said City, described as follows: Commencing  
at the Southwest corner of the premises as described in Volume  
107 of Deeds, page 335, (said point being on the east line of Lawe  
Street, 62 feet south of the Chicago & Northwestern Right-of-way)  
thence East to the East line of Lot 11, Block 67, aforesaid and the  
point of beginning, thence South along the East line of said Lot 11,  
a distance of 121 feet, thence West 227 feet, thence North 121 feet,  
thence East 227 feet to the point of beginning.



Together with all and singular the hereditaments and appurtenances thereunto belonging or in any  
wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party  
of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained  
premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances,  
unto the said party of the second part, and to its successors ~~heirs~~ and assigns, FOREVER.

OFF-SOURCE  
A  
PROPERTY

And the said Appleton Wire Works Corp., party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

In witness whereof, the said Appleton Wire Works Corp., party of the first part, has caused these presents to be signed by W. E. Buchanan, its President, and countersigned by Bruce B. Purdy, its Secretary, at Appleton, Wisconsin, and its corporate seal to be hereunto affixed this 1st day of September, A. D. 19 61.

Signed and Sealed in Presence of

*Roy H. Purdy*  
Roy H. Purdy

*W. E. Buchanan*  
W. E. Buchanan

APPLETON WIRE WORKS CORP.  
Corporate Name  
By *W. E. Buchanan* President  
Countersigned:  
By *Bruce B. Purdy* Secretary

State of Wisconsin,

Outagamie County

Personally came before me, this 1st day of September, A. D. 19 61, W. E. Buchanan President, and Bruce B. Purdy Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to the known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.



*James E. Janssen*  
Notary Public, Outagamie County, Wis.  
My commission expires Commission Expires October 18, 1963, A. D. 19 63

(This instrument was drafted by Heber H. Pelkey, Attorney, Appleton, Wisconsin).

No. 542101

Appleton Wire Works Corp.

TO  
L. Bahcall, Inc.

WARRANTY DEED

By Corporation (Common Form)

REGISTRY'S OFFICE

State of Wisconsin,  
OUTAGAMIE County

Received for Record this 27th day of November, A. D. 19 61, at 9 o'clock A.M., and recorded in Records Vol. 525 of Deeds, on page 571

*M. Carter*  
Register of Deeds

Deputy  
*W. E. Buchanan*  
125 W. Erie St.

OFF-SOURCE  
A  
PROPERTY

No. 697. Warranty Deed--Statutory Form--Wis. State--185.06.

Published by Geo. Clarke Book & Stationery Co.

WARRANTY DEED

VOL 463 PAGE 453

APPLETON MARBLE & GRANITE WORKS,

a corporation duly organized and existing under the laws of Wisconsin, having its principal office in the City of Appleton Outagamie County, Wisconsin, grantor, hereby  
Confirms and Warrants to I. Bahcall Inc., a Wisconsin corporation

of Appleton Outagamie County, Wisconsin, grantee for the sum of One Dollar and other good and valuable considerations ~~to have~~ the following tract of land in OUTAGAMIE County, in the State of Wisconsin.

The East seventy-five (75) feet of the following described property, to wit:

Part of the North East 1/4 of Section 26--21--17, according to John Stephen's Map of City of Appleton published in 1872, and more particularly described as follows: Commencing at the intersection of the South line of the C & N W. Ry. Co's. right of way as now laid out with the East line of Laws Street and running thence South on the East line of Laws Street 62 feet, thence due East 250 feet, thence North parallel with the East line of Laws Street 165 feet, more or less, to the South line of the C & N W Ry. Co's right of way, thence in a Southwesterly direction along the South line of said right of way aforesaid to the place of beginning. Subject to extension of Railroad side tracks. Subject to agreement dated Jan. 4, 1956 between Grantor herein and Appleton Wire Works Inc. on use of South 10 feet thereof for driveway.

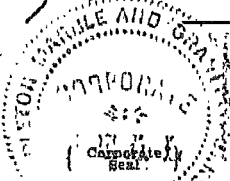
11/2

In Witness Whereof, the said grantor has caused this deed to be signed by its president, countersigned by its secretary, and its corporate seal hereunto affixed this 6th day of January, 1956.

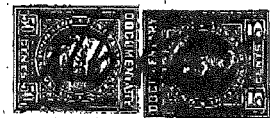
In Presence of  
Santo Balliet  
Santo Balliet  
Lois Adrian  
Lois Adrian

APPLETON MARBLE & GRANITE WORKS (Seal)

By John Knuppel  
John Knuppel President.



signed by:  
Anton Knuppel  
Anton Knuppel Secretary.



State of Wisconsin, Outagamie County, ss.

Personally came before me this 6th day of January, 1956 the above named John Knuppel President and Anton Knuppel Secretary

of the Appleton Marble & Granite Works to me known to be the persons who executed the foregoing instrument and acknowledged that they executed and delivered the same as and for the act and deed of said corporation.

Santo S. Balliet  
Santo S. Balliet

Notary Public, Outagamie County, Wisconsin.

My Commission expires July 12, 1959 19  
(To be filled in if signed by a Notary Public.)

(Note: Ch. 517 Wis. State provides that all instruments to be recorded shall have plainly stated or typewritten thereon the names of the grantors, grantees, witnesses and Notary.)

OFF-SOURCE  
A  
PROPERTY

VOL 403 PAGE 454

102793  
No.

Apoleon Marble & Granite  
Works, a Wis. corp.

To

I. Bahcall, Inc., a Wis.  
corp.

WARRANTY DEED  
STATUTORY FORM

REGISTERS OFFICE.

State of Wisconsin,

County,

Received for Record this 6 day of

January, 1954

at 11 o'clock A.M., and recorded in

Vol 403 of Deeds on page 453

*A. M. Carter*  
Register of Deeds.

*Long Realty*  
*3000 53rd*