October 4, 2017

Ms. Jennifer Borski
Wisconsin Department of Natural Resources
625 East County Road Y, Suite 700
Oshkosh, WI 54901

Reference: Status Update, former Custom Marine
324 First Street, Neenah, Wisconsin
BRRTS #02-71-576452

Dear Ms. Borski:

On behalf of JZTB Realty, LLC, Stantec Consulting Services Inc. (Stantec) is providing a status update for the former Custom Marine site, 324 First Street, Neenah, Wisconsin (the Site or Property). On September 21, 2017, the Wisconsin Department of Natural Resources (WDNR) issued a letter requesting the JZTB provide the following information. Responses to the requested information are provided below:

1) Verification of site address, parcel number(s), ownership and zoning;

   The Property is currently comprised of three separate parcels owned by JZTB Realty, LLC. The property addresses and zoning information is listed below.
   - **Former Custom Marine: Parcel ID# 80300670100, 324 First Street, zoned industrial**
   - **Former Railroad Parcel: Parcel ID#80300680000, adjacent to 324 First Street, zoned industrial**
   - **Former Residential property: Parcel ID#80300750000,158 East Forest Avenue, zoned commercial**

2) Discussion of current use of the property;

   The Property is currently a vacant grassy lot.

3) Status of prospective purchases and/or redevelopment;

   JZTB Realty, LLC is currently in the process of trying to sell the Property. Several prospective buyers expressed interest in the Property but there are no current redevelopment plans in process. They continue to market the property to potential buyers with the help of the Neenah Community Development Authority.

4) A schedule for submittal of a Site Investigation Report in compliance with s. NR 716.15, Wis. Adm. Code; and

   It is anticipated that a Site Investigation Report will be submitted to the WDNR around the same time the redevelopment activities begin at the property. JZTB Realty, LLC is concerned that if a report is prepared at this time and changes in the NR700 code or associated cleanup standards occur between now and then, the report may need to be revised resulting in additional costs for JZTB Realty, LLC.

5) A schedule for submittal of a Remedial Action Options Report in compliance with s. NR 722.13, Wis. Adm. Code.

JZTB, LLC intends to develop and implement remedial action activities at the Site as part of the future development. They have proactively taken the necessary steps to address environmental concerns at the property by completing Phase I and II environmental site assessments in 2014 and subsequent groundwater monitoring in 2016. In 1998, a Phase II ESA was also completed at the Site and an off-site liability exemption obtained related to impacts found at the property. PAHs were not evaluated at that time due to lack of enforcement by the WDNR.

JZTB, LLC has evaluated several options to address the contamination prior to the Site being redeveloped. The most cost effective option would be to cap the entire site, however, proceeding with this option does not seem feasible at this time knowing that the cap will be disturbed as part of future redevelopment. They have also demolished all the former structures. Following demolition, JZTB Realty, LLC hauled in topsoil and seeded the entire site which serves as an interim cap to address any immediate direct contact concerns. Given the fact the site is vacant and poses no significant threat of direct contact at this time, JZTB Realty, Inc is requesting more time to find a developer and cap the Site as part of the redevelopment efforts.

If you have any questions, please feel free to contact us at 920-655-7211 or via email.

Regards,

STANTEC CONSULTING SERVICES INC.

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C: Bill Mahnke, JZTB Realty, LLC