



TAX DEED

Document Number

1405808
SALVADOR/THE PUBLIC
REGISTER'S OFFICE
MARATHON COUNTY, WI
APR 04 2005 3:44 PM

Michael J. Sydon

REGISTER

To all whom these presents shall come, greeting:

WHEREAS, Lorraine Beyersdorff, Treasurer of the County of Marathon, has deposited in the office of the County Clerk of the County of Marathon, in the State of Wisconsin, a tax certificate of said county, whereby it appears, as the fact is, that the following described piece of land__ lying and being situated in the County of Marathon, to wit:

CITY OF WAUSAU
ANDERSON TIMBER INVESTMENT
CO ADD LOT 14 BLK 3, INCL 5' OF VAC
ALLEY ADJ SD LOT

261 JOYCE STREET, WAUSAU, WI 54401

M336-337
59-1060-003-014-00-00

EXEMPT 77.25(2)

Recording Area

Name and Return Address

MARATHON COUNTY CLERK'S
OFFICE

N/C

291-2807-021-0129 ✓ #1060
(Parcel Identification Number)

Properties formerly owned by: ZADITH SALVADOR, 261 JOYCE STREET, WAUSAU, WI 54401 - DECEASED

was included in the tax certificate issued to the County of Marathon on SEPTEMBER 1, 2001 for the nonpayment of real property taxes, special assessments, special charges or special taxes, in the amount of \$635 dollars and 29 cents, in the whole, which sum was the amount assessed and due and unpaid on said tract of land, and whereas, it further appears, as the fact is, that the owner (~~owners~~) ~~claimant (claimants)~~ of said land has (~~have~~) not redeemed from said certificate the land which were included as aforesaid, and said land continues to remain unredeemed, whereby said described land have become forfeited and the said county is entitled to a conveyance thereof:

NOW, THEREFORE, know all by these presents that the County of Marathon, in said state, and the State of Wisconsin, in conformity to law, have given and hereby do give, grant and convey the tract of land above described, together with the hereditaments and appurtenances, to the said County of Marathon and its assigns, to their sole use and benefit forever.

IN TESTIMONY WHEREOF, I, Nan Kottke, the Clerk of the County of Marathon, have executed this deed pursuant to and in virtue of the authority in me vested by the statutes of the State of Wisconsin, and for and on behalf of said state and the County of Marathon aforesaid, and have hereunto subscribed my name officially and affixed the seal of the said County of Marathon, at my office in said County of Marathon, this 4th day of April, 2005.

Done in the Presence of

Anne Pecha
Margaret Knies

Nan Kottke

Nan Kottke, Marathon County Clerk
State of Wisconsin

STATE OF WISCONSIN } ss.
COUNTY OF MARATHON

Personally came before me this 4th day of April, 2005 the above named Nan Kottke, County Clerk of Marathon County, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Katharine D. Kainz
Katharine D. Kainz, Notary Public
Marathon County, State of Wisconsin
My Commission Expires: July 13, 2008

Drafted By: Nan Kottke, Marathon County Clerk

1405808



COUNTY OF MARATHON

HEALTH DEPARTMENT

LAKEVIEW PROFESSIONAL PLAZA
1200 LAKE VIEW DRIVE, RM 200
WAUSAU, WI 54403-6797

TEL/TDD: (715) 261-1900
FAX: (715) 261-1901
www.co.marathon.wi.us

July 21, 2004

Lorraine Beyersdorff
Marathon County Treasurer
500 Forest St
Wausau WI 54403

Dear Ms. Beyersdorff:

Per your request, a Phase I Environmental Site Assessment (ESA) has been conducted for the Zadhith Salvador property located at 261 Joyce St., Wausau, Wisconsin. The ESA was conducted by John Schlicher, Hazardous Waste Coordinator. The purpose of this investigation was to review past and present land use practices, current operations and conditions, and identify the potential presence of hazardous substances, to evaluate the potential occurrence of soil and/or groundwater contamination at the site. No soil or groundwater sampling was conducted in conjunction with this assessment.

The subject property is a rectangular piece of land occupying approximately 0.24 acres. The property is located in Section 2, Township 28 North, Range 7 East, Township of Weston, Marathon County, Wisconsin. The property has no registered wetland areas associated with it, however, it is located within a floodplain.

Based on observations made during the walk-through inspection and the records review of the property, the following items have been identified as potential sources of contamination on the property:

Findings:

- A) There is one State ERP site, which while not on an adjoining property is located within the same city block. The site in question is Ed's Automatic Transmission, located at 210 Wyatt St.

- B) Four leaking Underground Storage Tank sites appear to be within the 0.5 mile search distance. The first, at 936 S. 3rd Ave. occurred on 6/12/89 and was closed by the DNR on 8/16/95. The second, at Business Machine, 1041 S. 3rd Ave occurred on 9/5/95 and was closed by the DNR on 6/19/96. The third, at Bajet Van Lines, 1217 S. 3rd Ave. occurred on 12/4/95 and was closed by the DNR on 12/2/97. The fourth, at Kwiktrip, 1033 S. 3rd Ave. occurred on 7/10/96 and no record of the site being closed by the DNR could be found.

Recommendations:

Potential dangers to the property have been listed above. Other than the unknown status of the LUST located at 1033 S. 3rd Ave. there appear to be no obstructions to the County assuming ownership of this property.

The findings and recommendations presented above are professional opinions based solely upon visual observations of the site and vicinity, and our interpretation of the available historical information and documents reviewed. The report is intended for the exclusive use of Marathon County. It should be recognized that this assessment was not intended to be a definitive investigation of contamination at the subject property. Given that analytical testing for contamination was not performed, it is possible that currently unrecognized contamination may exist at the site. Opinions and recommendations presented herein apply to the site conditions existing at the time of our investigation and those reasonably foreseeable.

If you have any questions, please call.

Sincerely,



John F. Schlicher
Hazardous Waste Coordinator

cc: T. Wittkopf, MCHD
M. Maly, Risk Manager

Township: Weston

Project number: 2004-05-002

**PHASE I ESA - SITE RECONNAISSANCE
AND RECORDS REVIEW CHECKLIST**

Date received from County Clerk's office: 5/10/04 Observation limitations: None

Date of site visit: 5/11/04

Project location: 261 Joyce St. Wausau

Legal description: NW ¼ NE ¼, Section 2, Town 28 N Range 7 E

	OBSERVATIONS	PHOTOS	INITIALS
I. GENERAL SITE SETTING			
1. Current and past land use(s): • Property • Adjoining properties • Surrounding areas	See Attachment A		
2. Site topography (USGS Topo Map) • Change of elevation across site • Zoning status	< 20' change in elevation across property Zoned – R-2 located in a floodplain		JFS
3. Site Hydrology • Streams • Ponds • Springs, seeps • Surface water flow direction * Potential mosquito breeding sites	None		JFS
4. Site Geology, Hydrogeology • Sinkholes • Outcrops • Groundwater occurrence, depth • Mining activity?	None		JFS
5. Structures - General description • Number of buildings • Number of stories • Date of original construction and renovations • General condition	None		JFS
6. Site surface cover • Vegetation - type • Manmade - type	Grass & Shrubs		JFS

Township:

Project number:

7. Roads • Adjoining thoroughfares • Streets, roads, paths-use/outlet public access • Parking facilities	Joyce St. to the north		JFS
8. Potable water supply • Source	None		JFS
9. Sewage disposal system • Type • Age	None		JFS
II. INTERIOR/EXTERIOR OBSERVATIONS 1. Aboveground Storage Tanks (ASTs) • Check for tank pads, piping - evidence of former tanks	See Attachment B		
2. Underground Storage Tanks (USTs) • Check for vent and fill pipes, pump pads, cover plates, other aboveground access ways.	See Attachment C		
3. Odors • Description • Source(s)	NA		JFS
4. Pools of liquids • Type • Sumps with liquids	None		JFS
5. Drums	See Attachment D		
6. Other containers	See Attachment E		
7. PCB items • Check electrical, hydraulic equipment, transformers, do not include fluorescent light ballasts	None		JFS
III. INTERIOR OBSERVATIONS 1. Heating/Cooling system • Type • Boiler room • Fuel source • Exhaust(s)	NA		JFS

Township: Weston

Project number: 2004-05-002

2. Stains/Corrosion • Floors • Ceilings • Walls • Sources?	NA		JFS
3. Drains/Sumps • Where go?	NA		JFS
4. Flooring material	NA		JFS
5. Insulation type	NA		JFS
6. Process equipment Check for: • Paint booths • Dip tanks • Sanding • Cleaning units/degreasers • Plating	NA		JFS
IV. EXTERIOR OBSERVATIONS 1. Pits, ponds, lagoons • Location • Age • Type of construction • Discharge? To what? • What used for/contents? • Size • General condition • Pollution control? • Monitoring wells? Number, location, depth, condition • Any leaks, seeps, spill evidence?	NA		JFS
2. Stained soil, pavement • Describe • Sources?	None		JFS
3. Stressed vegetation • Describe • Use of herbicides, pesticides - location - amount, frequency of application - who applied?	None		JFS

Township:

Project number:

<p>4. Solid waste disposal - landfills, waste piles, incinerators</p> <ul style="list-style-type: none"> • Check for fills, mounds, depressions, ash/burnt areas, construction debris • Off site disposal - dumpsters? <p>Contractor name?</p>	<p>NA</p>		<p>JFS</p>
<p>5. On-site waste disposal area</p>	<p>See Attachment F</p>		
<p>6. Wastewater/stormwaters</p> <ul style="list-style-type: none"> • Discharge to drains? Ditches? Streams? • Manholes? • Wastewater treatment? What kind? <p>If sludge generated, where disposed?</p> <ul style="list-style-type: none"> • Oil/water separators? 	<p>None</p>		<p>JFS</p>
<p>7. Wells - dry wells, water wells, irrigation, injection, oil and gas, monitoring, abandoned</p> <ul style="list-style-type: none"> • Type • Location • Condition 	<p>None</p>		<p>JFS</p>
<p>8. On site septic system - tanks, cesspools</p> <ul style="list-style-type: none"> • Type • Condition 	<p>None</p>		<p>JFS</p>
<p>9. Pipelines</p> <ul style="list-style-type: none"> • General location • Age • Depth • Leakage? Tests? • Type (substances carried?) • Construction • Size 	<p>None</p>		<p>JFS</p>

Township: Weston

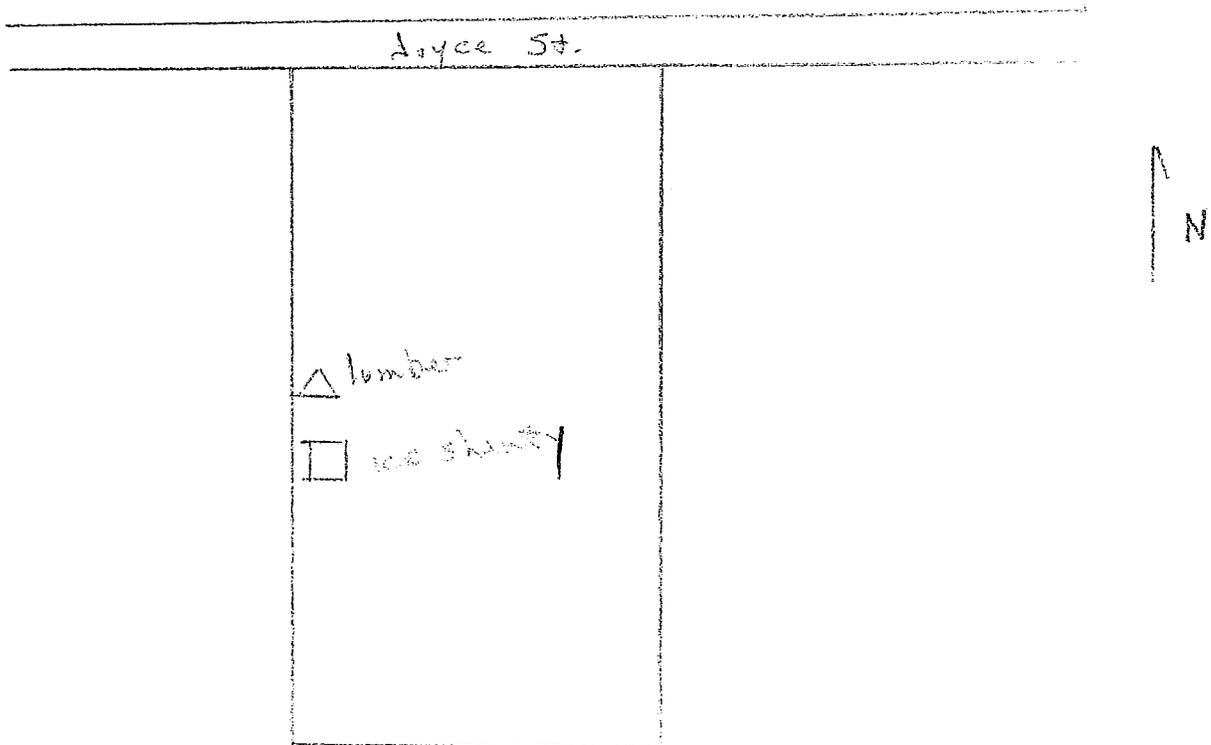
Project number: 2004-05-002

10. Air emissions • Exhausts • Vents • Stacks • Incinerators • Air pollution control equipment (baghouses, cyclones, scrubbers, etc.) • Sources, emissions?	NA		JFS
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ATTACHMENT G

SKETCH MAP OF CURRENT SITE CONFIGURATION

NOTE: Location of buildings, waste and storage areas, and other features noted on site that may be related to the presence of hazardous substances or petroleum products. Indicate direction, subject property boundary, adjoining property addresses, street names, and physical features. Show direction of surface drainage and features controlling surface runoff, including catch basins, ditches, etc. Show photo locations as necessary.



ATTACHMENT I

RECORDS REVIEW CHECKLIST

RECORDS REVIEWED	MINIMUM SEARCH DISTANCE (MILES)	NUMBER OF SITES FOUND	INITIALS
FEDERAL			
1. Federal NPL site list	1.0	0	JFS
2. Federal CERCLIS list	0.5	0	JFS
3. Federal RCRA generators list	Property and adjoining properties	0	JFS
STATE			
4. State-equivalent NPL	1.0	0	JFS
5. State-equivalent CERCLIS	0.5	0	JFS
6. State landfill and/or solid waste disposal site lists	0.5	0	JFS
7. State leaking UST list	0.5	4	JFS
8. State ERP list	Property and adjoining properties	1	JFS
9. State Priority Spills list	Property and adjoining properties	0	JFS

LOCAL			
10. Environmental permits (solid waste, haz waste, NPDES, air, wastewater, pretreatment, UIC)			
11. Knowledge of any pending, threatened, or past litigation, administrative proceedings, or notices of possible environmental liability			
MAPS			
12. USGS 7.5 Minute Topographic Map			
13. Wetland map			
14. Floodplain map			X
15. Aerial photographs			