

GIS REGISTRY INFORMATION

SITE NAME:	Jonen Family Property			FID #	
BRRTS #:	02-08-297701			(if appropriate):	
COMMERCE # (if appropriate):	54915-9999-02				
CLOSURE DATE:	6/29/04				
STREET ADDRESS:	2101 E Plank Rd				
CITY:	Appleton				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		X =	649919	Y =	418747
CONTAMINATED MEDIA:		Groundwater		Soil	x
OFF-SOURCE GW CONTAMINATION >ES:		Yes		No	x
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		Yes		No	x
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
CONTAMINATION IN RIGHT OF WAY:		Yes		No	x
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					x
Copy of most recent deed, including legal description, for all affected properties					x
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					x
County Parcel ID number, if used for county, for all affected properties See deed					x
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					x
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					x
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					na
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					x
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					na
GW: Table of water level elevations, with sampling dates, and free product noted if present					na
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					na
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					x
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					x
RP certified statement that legal descriptions are complete and accurate					x
Copies of off-source notification letters (if applicable)					na
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					na
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					na



commerce.wi.gov

ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Cory L. Nettles, Secretary

June 29, 2004

Ms. Virginia Zobel
Jonen Family Limited Partnership
527 W. 6th Street
Kaukauna, WI 54130

RE: Final Closure

Commerce # 54915-9999-02 WDNR BRRTS # 02-08-297701
Jonen Family Property, 2101 E. Plank Road, Appleton

Dear Ms. Zobel:

The Wisconsin Department of Commerce (Commerce) has received the item required as the condition for closure for the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk".

Robert H. Klauk
Hydrogeologist
Site Review Section

cc: Christopher S. Ewald - River Valley Testing
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

December 8, 2003

Ms. Virginia Zobel
Jonen Family Limited Partnership
527 W. 6th Street
Kaukauna, WI 54130

RE: **Conditional Case Closure**

Commerce # 54915-9999-02 **WDNR BRRTS # 02-08-297701**
Jonen Family Property, 2101 E. Plank Road, Appleton

Dear Ms. Zobel:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by River Valley Testing Corporation for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Documentation of the abandonment (WDNR Abandonment Form 3300-5B) of monitoring well MW-1.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk'.

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Todd A. Warth - River Valley Testing Corporation
Case File

PARCELS 2 & 3:

31-9-4159

The East Half (E 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Five (5), Township Twenty (20), North of Range Eighteen (18) East; also the West Half (W 1/2) of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Five (5), Township Twenty (20) North of Range Eighteen (18) East, City of Appleton, Calumet County, Wisconsin.

32.54 Acres North Side
Plank Rd
vacant land

Less and excepting therefrom:

The North One Hundred Three Feet (103') of the East One-half of the Northeast One-quarter of the Southwest One-quarter (E 1/2 x NE 1/4 x SW 1/4) and the North One Hundred Three Feet (103') of the West One-half of the Northwest One-quarter of the Southeast One-quarter (W 1/2 x NW 1/4 x SE 1/4), Section Five (5), Town Twenty North (T-20-N), Range Eighteen East (R-18-E), Town of Harrison, Calumet County, Wisconsin.

Also less and excepting therefrom premises contained in Award of Damages recorded in Jacket 551, Image 27-29, as Document No. 175857 and premises conveyed to Calumet County in Jacket 595, Image 27-28, as Document No. 177293.

Also less and excepting therefrom:

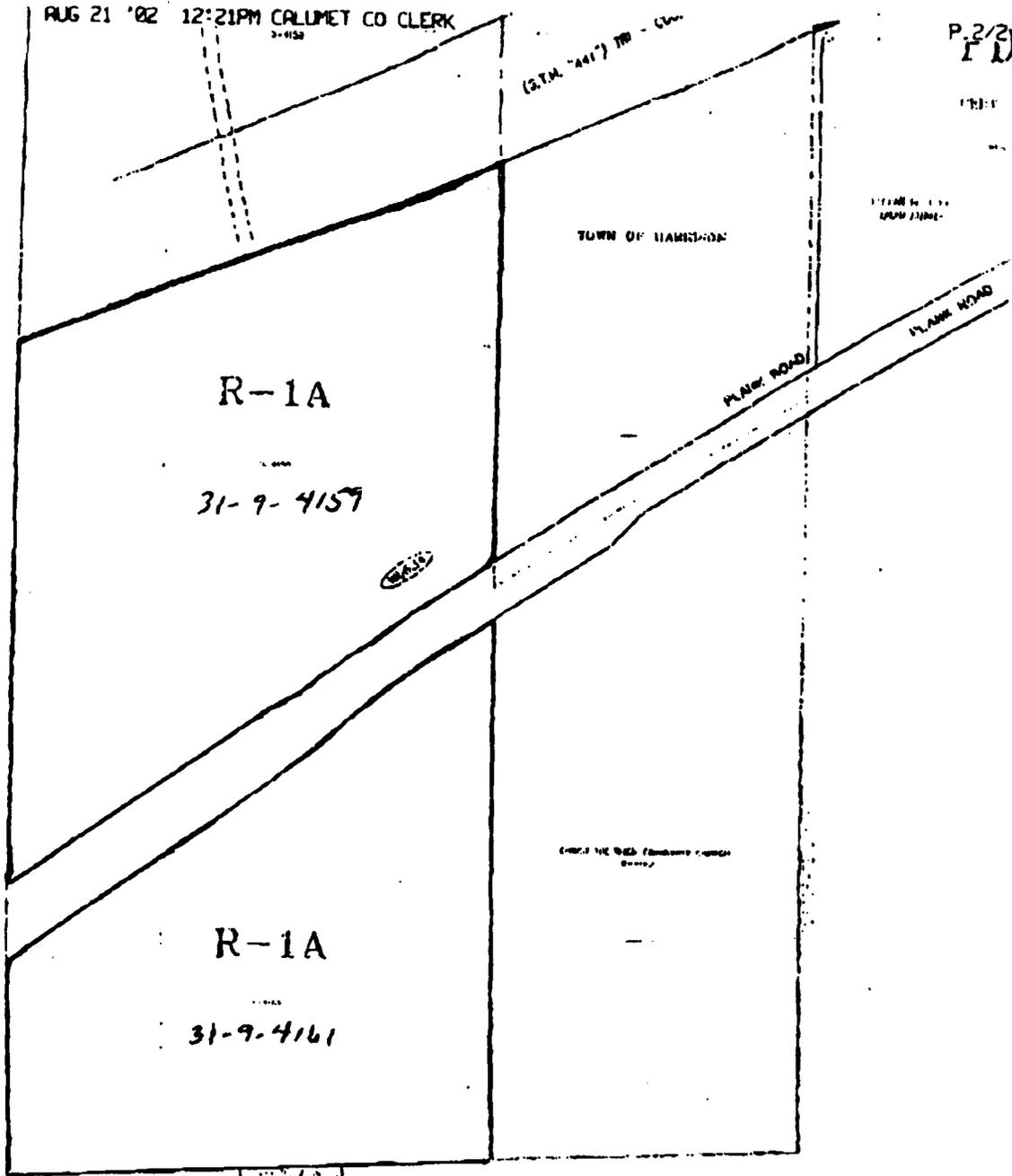
31-9-4161

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section Five (5), Township Twenty (20) North, Range Eighteen (18) East, City of Appleton, Calumet County, Wisconsin, bounded and described as follows: Commencing at the West 1/4 corner of said Section 5; thence N88°07'46"E, 1986.61 feet along the North line of the Southwest 1/4 of Section 5 to the Northerly extension of the East line of Grace Gordon Estates; thence S00°59'05"E, 103.01 feet along said extension to the Northeast corner of Grace-Gordon Estates and the point of beginning; thence N88°07'46"E, 663.93 feet; thence N88°21'00"E, 663.62 feet; thence S00°49'28"E, 32.08 feet to the Northerly right-of-way line of U.S.H. "441"; thence S67°54'05"W, 1422.86 feet along said Northerly right-of-way line to the East line of Grace-Gordon Estates; thence N00°59'05"W, 526.59 feet along said East line to the point of beginning.

26.5 Acres
South side of Plank Rd

Tax Key Nos. 31-9-4159
31-9-4161

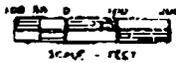
COPY



3150
1065

ALL MAPS PREPARED BY THE DEPARTMENT OF PUBLIC WORKS, AND IS AS ACCURATE AS THE PUBLIC RECORDS FROM WHICH IT WAS PREPARED.

MAPS DIVISION 10-1000



City of
APPLETON
Wisconsin

U.S. GEO. SURV. & MINING BUREAU



Site/Parcel Map
Jensen Family Limited Partnership
Commerce # 54915-9999-02

COPY

CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON WI 54912

STATE OF WISCONSIN - CALUMET COUNTY
 REAL ESTATE TAX BILL FOR 2002

Correspondence should refer to parcel number.

PARCEL #: 31-9-4161-00-0

Assessed Value Land	Ass'd Value Improve	Tot Assessed Value	Ave. Assmt. Ratio	Est Fair Mkt. Land	Est. Fair Mkt Improve	Tot Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes																																																																
43.700	6.000	49.700	1.0138	43.100	5.900	49.000																																																																	
<table border="1"> <thead> <tr> <th>TAXING JURISDICTION</th> <th>2001 Est. State Aids Allocated Tax Dist.</th> <th>2002 Est. State Aids Allocated Tax Dist.</th> <th>2001 Net Tax</th> <th>2002 Net Tax</th> <th>% Tax Change</th> <th>NET PROPERTY TAX \$</th> </tr> </thead> <tbody> <tr> <td>STATE</td> <td></td> <td></td> <td>10.42</td> <td>9.81</td> <td>-5.9%</td> <td rowspan="7">1,107.75</td> </tr> <tr> <td>COUNTY</td> <td>405.911</td> <td>426.876</td> <td>249.70</td> <td>231.09</td> <td>-7.5%</td> </tr> <tr> <td>LOCAL</td> <td>2,237.087</td> <td>2,283.079</td> <td>461.18</td> <td>416.75</td> <td>-9.6%</td> </tr> <tr> <td>SCHOOL</td> <td>6,818.006</td> <td>7,128.732</td> <td>390.98</td> <td>358.18</td> <td>-8.4%</td> </tr> <tr> <td>TECH COLLEGE</td> <td>119.531</td> <td>235.429</td> <td>98.22</td> <td>91.92</td> <td>-6.4%</td> </tr> <tr> <td>OTHER</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> </tr> <tr> <td>Total</td> <td>9,580.535</td> <td>10,074.116</td> <td>1,210.50</td> <td>1,107.75</td> <td>-8.5%</td> </tr> <tr> <td colspan="6">Lottery and Gaming Credit</td> <td>%</td> </tr> <tr> <td colspan="3"></td> <td>Net Property Tax</td> <td>1,210.50</td> <td>1,107.75</td> <td>-8.5%</td> </tr> </tbody> </table>							TAXING JURISDICTION	2001 Est. State Aids Allocated Tax Dist.	2002 Est. State Aids Allocated Tax Dist.	2001 Net Tax	2002 Net Tax	% Tax Change	NET PROPERTY TAX \$	STATE			10.42	9.81	-5.9%	1,107.75	COUNTY	405.911	426.876	249.70	231.09	-7.5%	LOCAL	2,237.087	2,283.079	461.18	416.75	-9.6%	SCHOOL	6,818.006	7,128.732	390.98	358.18	-8.4%	TECH COLLEGE	119.531	235.429	98.22	91.92	-6.4%	OTHER					%	Total	9,580.535	10,074.116	1,210.50	1,107.75	-8.5%	Lottery and Gaming Credit						%				Net Property Tax	1,210.50	1,107.75	-8.5%	<p>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest (see reverse).</p> <p>TOTAL DUE FOR FULL PAYMENT</p> <p>PAY THIS AMT: \$ 1,107.75 BY JANUARY 31, 2003</p>
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School taxes reduced by school levy tax credit \$61.55		<p>IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.</p> <p>SEC5 T21N R18E PRT SE SW BEING PRT OF E1/2 SW1/4 & W1/2 OF OF S/L CTH P SD S/L W1/2 SE1/4 LYG SOUTH 1984 JONEN ANNEXATION (PLANK RD) 26.5AC</p>		Net Assessed Value Rate (Does NOT reflect lottery credit) \$.0222887		<p>Property Address: 2101 E PLANK RD SEE REVERSE SIDE FOR IMPORTANT INFORMATION RETAIN THIS PORTION AS YOUR COPY</p>																																																																	

31-9-4161-00-0
 PARTNRSHIP JONEN FAMILY LTD
 527 W 6TH ST
 KAUKAUNA WI 54130



DEPARTMENT OF FINANCE
 P.O. BOX 2519
 Appleton, WI 54912-2519
 (920) 832-6442

Property Key: 31-9-4161-00

Receipt: 2057192

Date: 12/31/02

Received From: JONEN FAMILY LTD PARTNRS
 Property Address: 2101 E PLANK RD

JONEN FAMILY LTD PARTNRSHIP
 527 W 6TH ST
 KAUKAUNA WI 54130

PAID IN FULL

TOTALS:

2002
 ** REAL ESTATE TAXES **

Principal Paid: 1,107.75
 Interest Paid:
 Cash Received:
 Checks Received: 1,107.75
 Change:

Gross Tax: 1,169.30
 State Credits: 61.55
 Net Tax: 1,107.75
 Misc S.A.:
 Trust S.A.:
 Lottery Credit
 Total Tax: 1,107.75

* * * * COLLECTED TO DATE * * * *

Prin: 1,107.75 Int:

26.5 Acres Plank Rd South Side

Accounts are not considered paid until checks have cleared the financial institution.

COPY

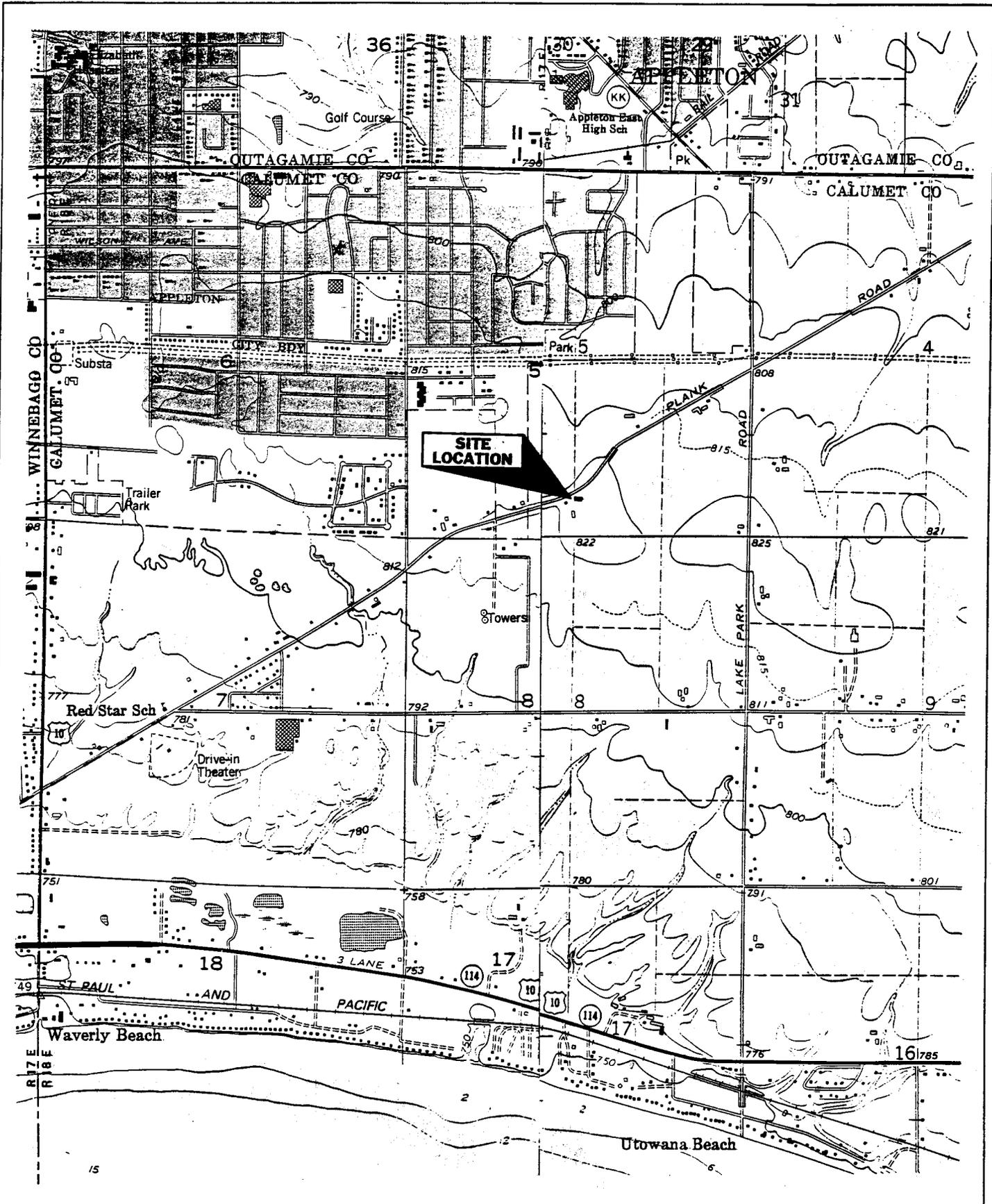
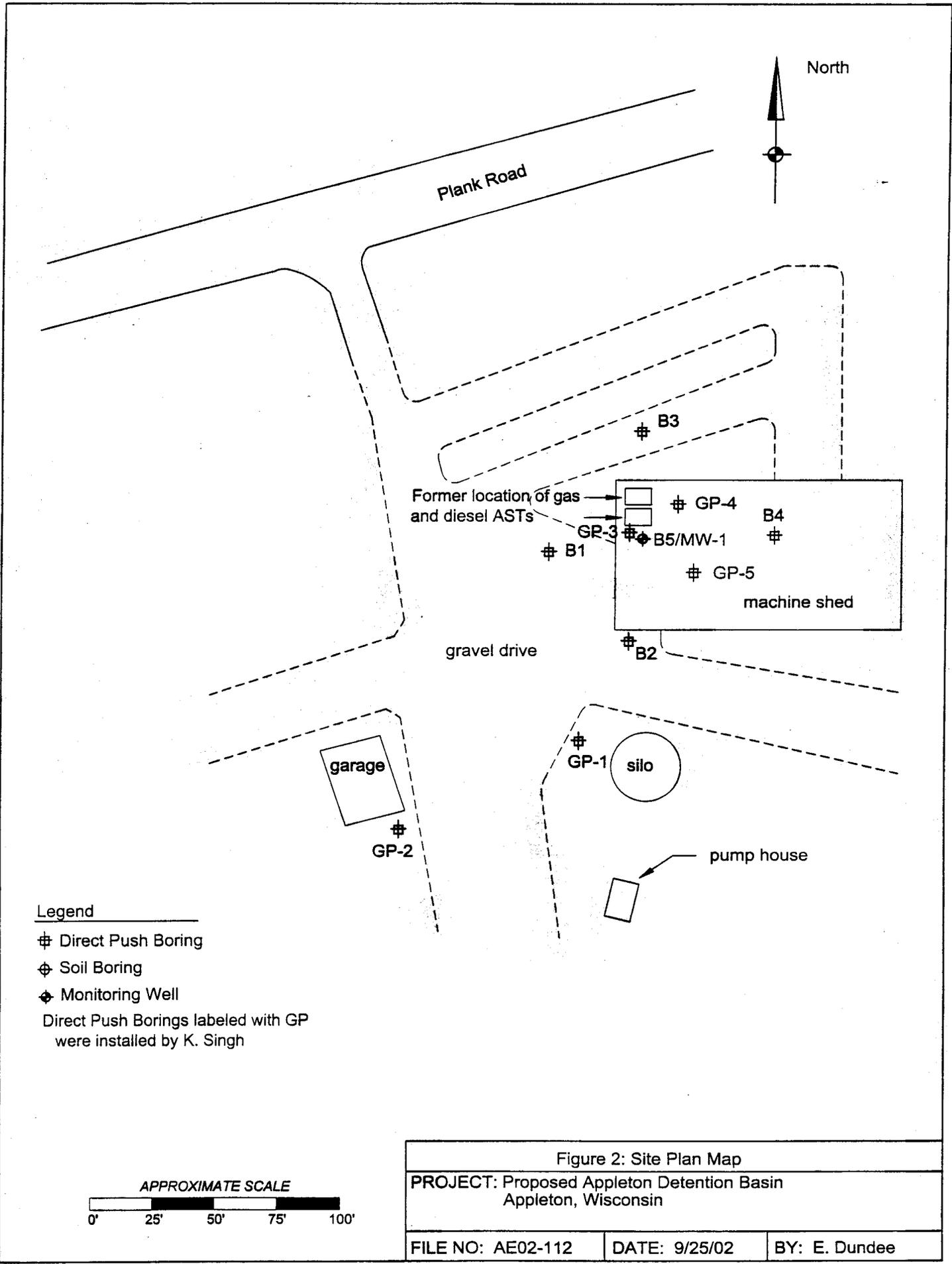


Figure 1: Topographic Map
 PROJECT: Proposed Appleton Detention Basin
 Appleton, Wisconsin

FILE NO: AE02-112	DATE: 9/25/02	Not to scale
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North

Plank Road

Former location of gas and diesel ASTs

B3

GP-4

B4

GP-3 # B5/MW-1

#

GP-5

machine shed

gravel drive

B2

garage

GP-2

GP-1

silo

pump house

Legend

Direct Push Boring

⊕ Soil Boring

◆ Monitoring Well

Direct Push Borings labeled with GP were installed by K. Singh

APPROXIMATE SCALE

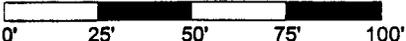


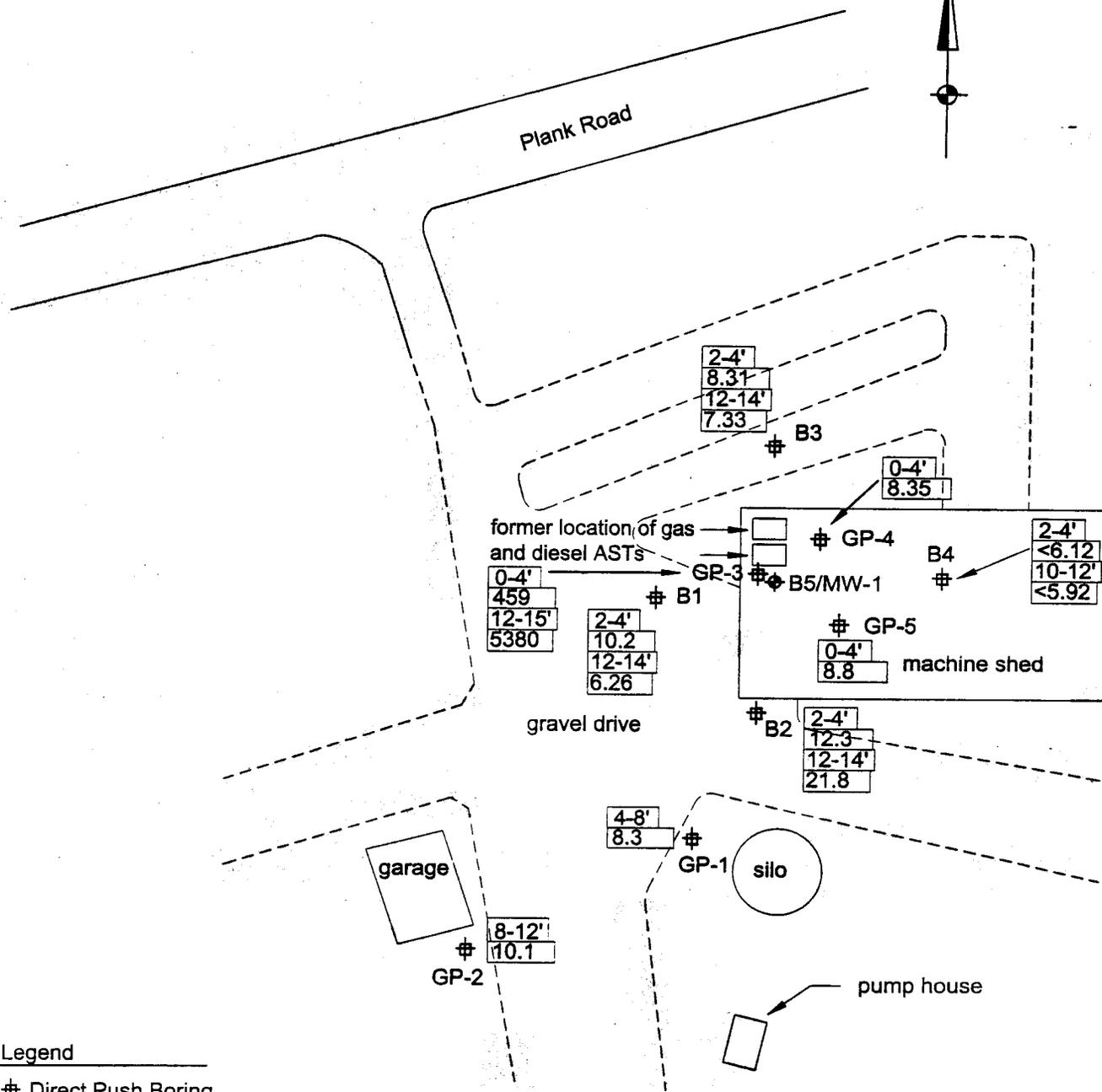
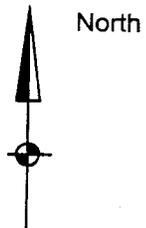
Figure 2: Site Plan Map

PROJECT: Proposed Appleton Detention Basin
Appleton, Wisconsin

FILE NO: AE02-112

DATE: 9/25/02

BY: E. Dundee



Legend

- ⊕ Direct Push Boring
- ⊕ Soil Boring
- ⊕ Monitoring Well
- Direct Push Borings labeled with GP were installed by K. Singh
- readings in mg/kg

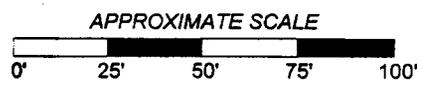
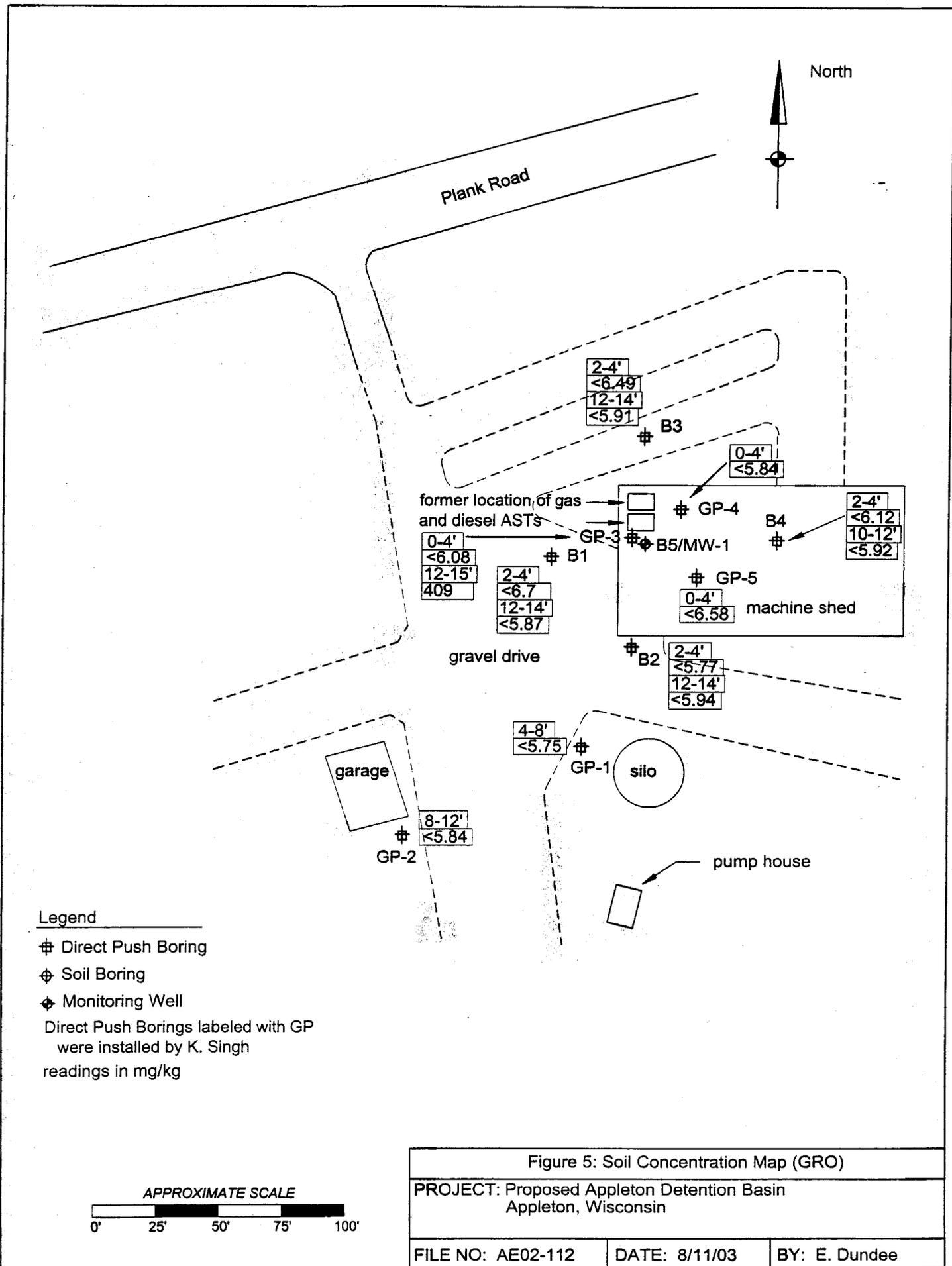
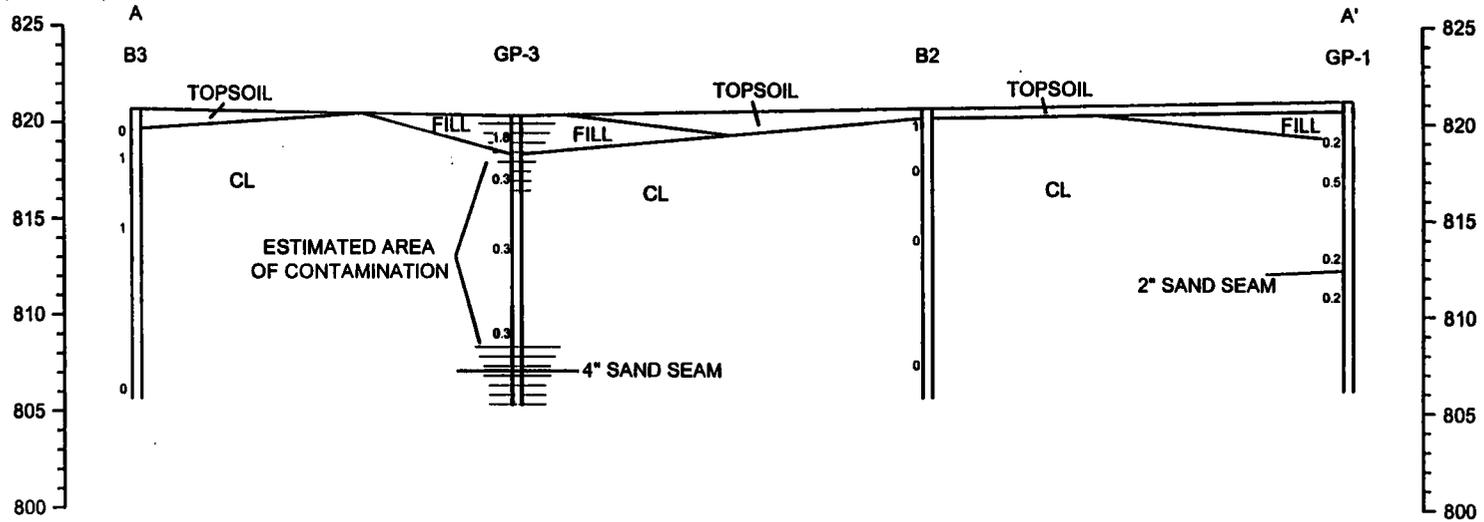


Figure 4: Soil Concentration Map (DRO)		
PROJECT: Proposed Appleton Detention Basin Appleton, Wisconsin		
FILE NO: AE02-112	DATE: 8/11/03	BY: E. Dundee



ELEVATION
(FEET ASL)



HORIZONTAL SCALE



FIGURE 3: CROSS SECTION A-A'

PROJECT: APPLETON DETENTION BASIN
2101 E. PLANK ROAD
APPLETON, WISCONSIN

FILE NO: AE02-112

DATE: 08/08/03

BY: M. MEYER

The Jonen Family Limited Partnership
c/o Virginia P Zobel
527 W 6Th Street
Kaukauna, Wisconsin 54130-2210
Telephone: 920/766-1359
Fax: 920/766-4581

August 21, 2003

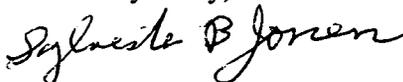
Tom Verstegen
Department of Commerce
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805

Re: WDNR BRRTS No. 02-08-29770
Property Location
2101 E Plank Road, Appleton, WI.

Dear Tom:

I, Sylvester B Jonen, General Partner - The Jonen Family Limited Partnership, responsible party
for the facility at 2101 E. Plank Road WDNR BRRTS No. 02-08-29770 in Appleton,
my
Wisconsin, hereby certify that, to the best of knowledge, the attached legal description is
complete and accurate.

Yours Very Truly,



Sylvester B Jonen, General Partner
The Jonen Family Limited Partnership