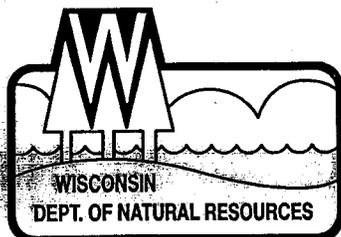


GIS REGISTRY INFORMATION

SITE NAME: Large Format Theater	
BRRTS #: 02-45-527446	FID # (if appropriate):
COMMERCE # (if appropriate):	
CLOSURE DATE: 12/03/2004	
STREET ADDRESS: 213 E. Washington St.	
CITY: Appleton	
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 647434 Y= 422256	
CONTAMINATED MEDIA:	Groundwater <input type="checkbox"/> Soil <input checked="" type="checkbox"/> Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
IF YES, STREET ADDRESS 1: _____	
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
IF YES, STREET ADDRESS 1: _____	
GPS COORDINATES (meters in WTM91 projection): X= _____ Y= _____	
CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
DOCUMENTS NEEDED:	
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	
County Parcel ID number, if used for county, for all affected properties	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)	x
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	NA
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	NA
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



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Ronald W. Kaczmarczak, Regional Director

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

December 3, 2004

Jim Bork, Big Picture Concepts, LLC
3218 N. Shawnee Lane
Appleton, WI 54914

SUBJECT: Final Case Closure By Closure Committee
Large Format Theater, 213 E. Washington St., Appleton, WI
WDNR BRRTS #: 02-45-527446

Dear Mr. Bork:

On November 23, 2004, 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. After careful review of the closure request, the Closure Committee has determined that the petroleum contamination on the site discovered during excavation for building footings appears to have been investigated and remediated to the extent practicable under site conditions.

The Closure Committee determined that the site could be closed on the condition that the sump at the site be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. This was communicated to River Valley Testing via telephone. On December 1, 2004 the Department received the sump abandonment form. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

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 registry. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>.

Please be aware that this 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 the environment.

The Department appreciates 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

Paper Copy: Mark Spielbauer, Hoffman Corp, PO Box 8034, Appleton, WI 54914

Electronic Copy: Chris Ewald, RVT

3182

1605654

WARRANTY DEED

Document Number

THIS DEED, made between City of Appleton, a Wisconsin municipal corporation, GRANTOR, and Big Picture Properties, LLC, GRANTEE,

WITNESSETH, that the said Grantor, for a valuable consideration of One Dollar (\$1.00) and other valuable consideration conveys to Grantee the following described real estate in Outagamie County, State of Wisconsin:

Parcel I: The South 61 feet of the East 15.3 feet of Lot Four (4), and the South 61 feet of Lot Five (5), in Block Twenty-nine (29), APPLETON PLAT, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City.

Parcel II: The North 41 feet of the South 102 feet of the East 15.3 feet of Lot Four (4), and the North 41 feet of the South 102 feet of Lot Five (5), in Block Twenty-nine (29), APPLETON PLAT, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City.

FA-70

Parcel III: The West 34 feet of the East 49.3 feet of the South 102 feet of Lot Four (4), in Block Twenty-nine (29), APPLETON PLAT, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City.

Parcel IV: The East 3.76 feet of Lot One (1), all of Lots Two (2) and Three (3), and the West 21.46 feet of Lot Four (4), in Block Twenty-nine (29), APPLETON PLAT, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City.

*Exempt from transfer fee per 77.25(2), and exempt from return per 77.255.

FEE # 2 EXEMPT

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

And said Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, covenants, conditions and restrictions of record and will warrant and defend the same.

Dated this 29th day of March, 2004.

City of Appleton:

By: Timothy M. Hanna, Mayor

By: Cynthia I. Hesse, City Clerk

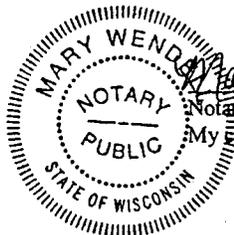
ACKNOWLEDGMENT

State of Wisconsin) : ss. Outagamie County)

Personally came before me on this 29th day of March, 2004, the above named Timothy M. Hanna and Cynthia I. Hesse, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

This instrument was drafted by: James P. Walsh, Attorney at Law

N:\WORD\pwl\Big Picture (Dev Agrm)\Warranty Deed.doc



Mary Wendell, Notary Public, State of Wisconsin

My Commission Expires August 28, 2005

OUTAGAMIE COUNTY RECEIVED FOR RECORD

APR - 5 2004 AT 11:50 O'CLOCK A.M. P.M. JANICE FLENZ REGISTER OF DEEDS

Record and return to:

Menn, Teetaert & Beisenstein, Ltd. Attn: Attorney Joseph A. Bielinski P.O. Box 785 Appleton, WI 54912-0785

Tax Key No. 31-2-0305-00

pd 11.00 no form

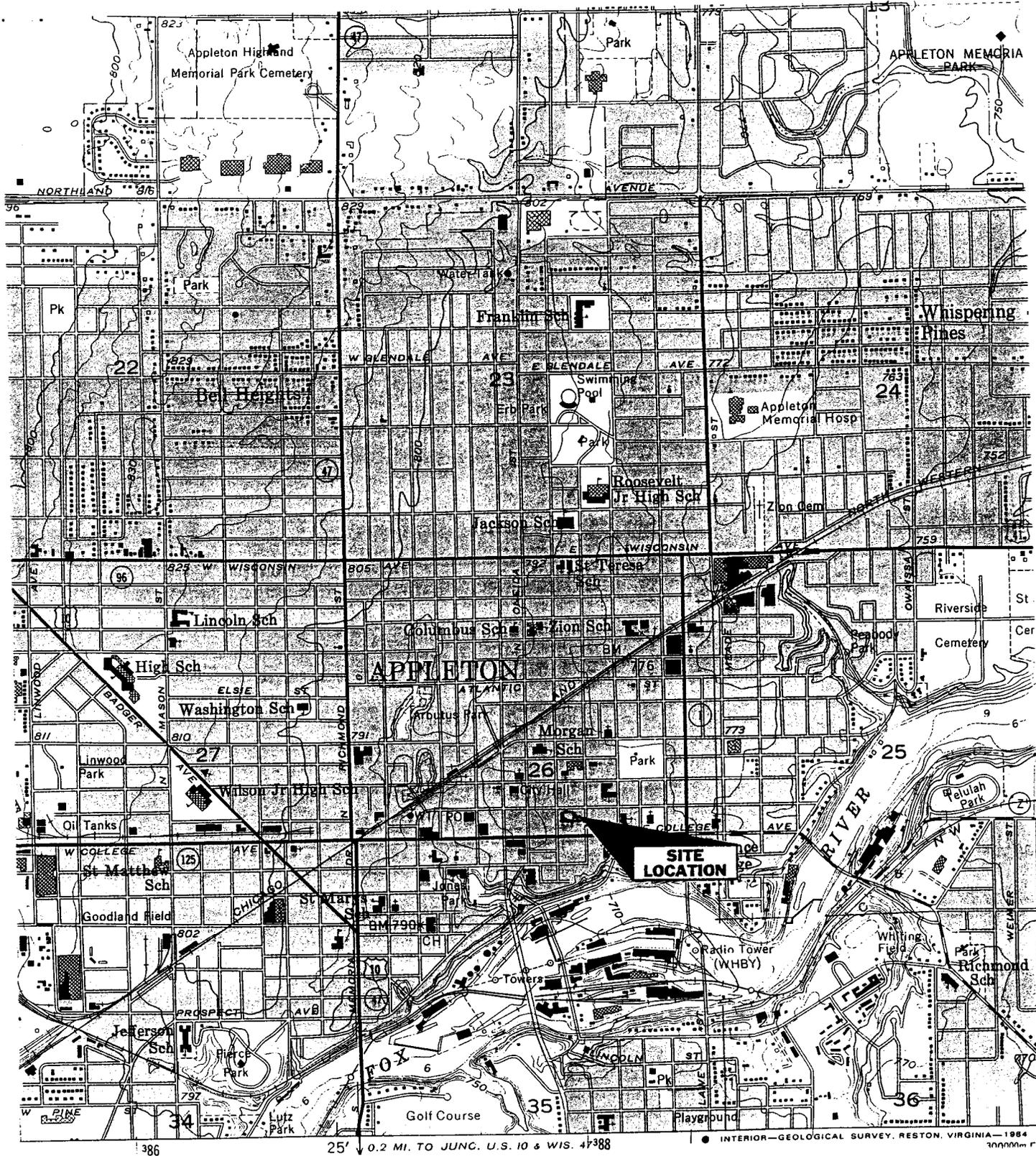


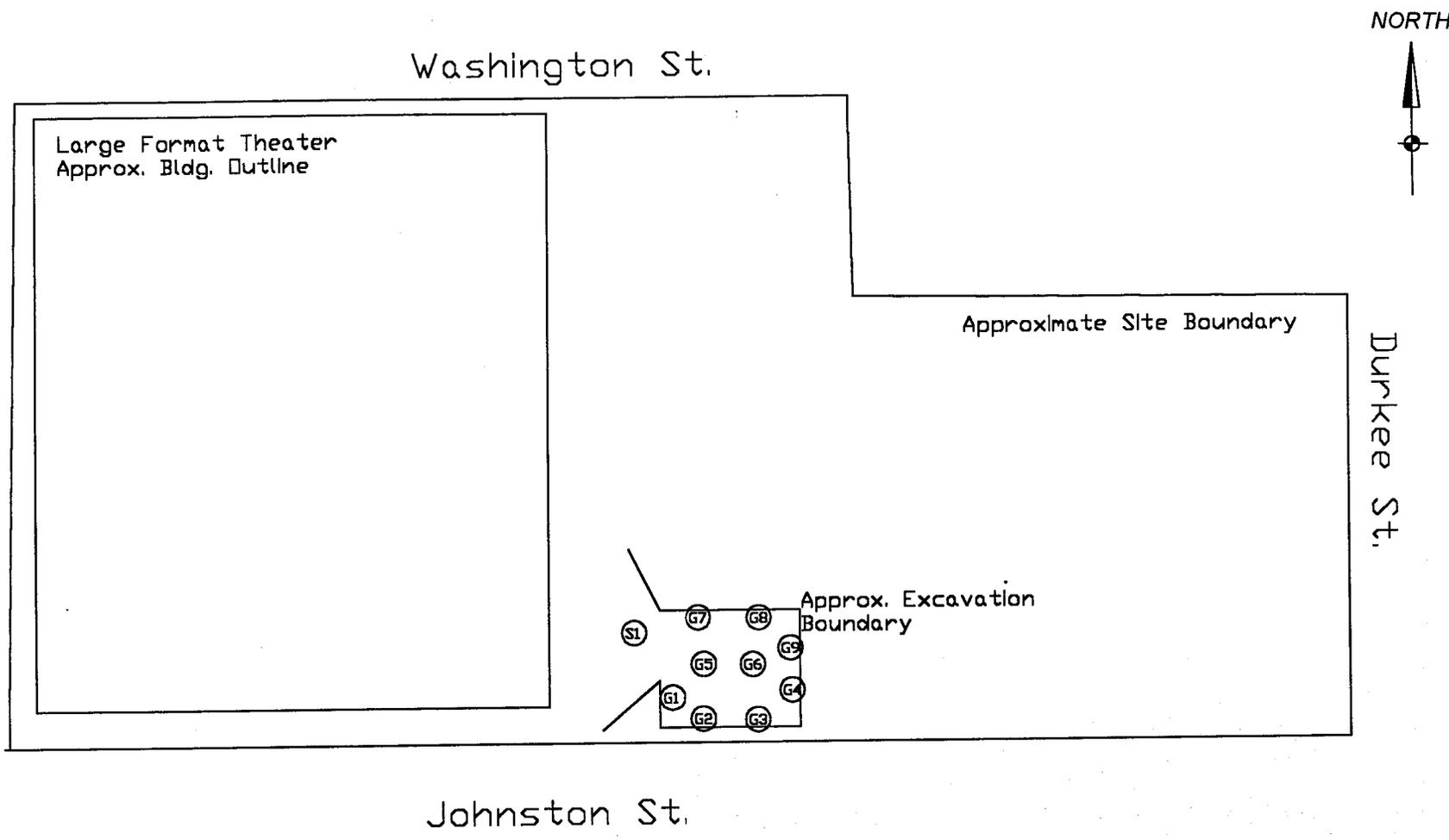
Figure 2: Topographic Map

Project: Proposed Large Format Theater
 East Johnston and East Washington Streets
 Appleton, Wisconsin

File # AE03-131

Date 12/11/03

1" = 2,000'



LEGEND

- ⓐ CONFIRMATION SOIL SAMPLE LOCATION
- Ⓢ GROUNDWATER SAMPLE LOCATION

APPROXIMATE SCALE: 1" = 40'

FIGURE 1 - GENERAL SITE MAP		
PROJECT: Large Format Theater 213 E. Washington Street Appleton, WI 54914		
FILE NO: N04-206	DATE: 7/23/04	BY: C. EWALD

Table 3 - Soil Analysis Results, Post-Excavation Confirmation Samples (all results in ug/Kg)

Sample Point (Approx depth)	1-Methyl-naphthalene	2-Methyl-naphthalene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(ghi)perylene	Benzo(k)fluoranthene	Chrysene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Phenanthrene	Pyrene
Grab 1, (5')	< 160	< 170	260	830	880	1000	340	610	1000	2200	170	280	1600	1800
Grab 2, (5')	< 8.1	< 8.7	< 13	< 6.9	< 6.9	< 7.5	< 14	< 10	< 8.0	< 9.3	< 6.9	< 13	< 9.3	< 15
Grab 3, (5')	< 8.0	< 8.5	< 13	< 6.8	< 6.8	< 7.4	< 14	< 10	< 7.8	< 9.1	< 6.8	< 13	< 9.1	< 15
Grab 4, (5')	< 8.0	< 8.6	< 13	< 6.9	< 6.9	< 7.4	< 14	< 10	< 7.9	< 9.1	< 6.9	< 13	< 9.1	< 15
Grab 5, (9')	< 7.9	< 8.4	< 12	< 6.8	< 6.8	< 7.3	< 14	< 10	< 7.8	< 9.0	< 6.8	< 12	< 9.0	< 15
Grab 6, (9')	< 8.0	< 8.5	< 13	< 6.8	< 6.8	< 7.4	< 14	< 10	< 7.9	< 9.2	< 6.9	< 13	< 9.2	< 15
Grab 7, (5')	< 8.0	< 8.6	< 13	< 6.9	< 6.9	< 7.5	< 14	< 10	< 7.9	< 9.1	< 6.8	< 13	< 9.1	< 15
Grab 8, (5')	< 7.9	< 8.5	< 12	< 6.8	< 6.8	< 7.4	< 14	< 10	< 7.8	< 9.1	< 6.8	< 12	< 9.1	< 15
Grab 9, (5')	13	15	< 12	< 6.7	< 6.7	< 7.3	< 13	< 10	< 7.7	< 8.9	8.9	< 12	19	< 15
NR746	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NR720	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
RR519	23,000	20,000	3,000,000	17,000	48,000	360,000	6,800,000	870,000	37,000	500,000	100,000	680,000	1800	8,700,000
GW														
RR519 direct	1,100,000	600,000	5,000,000	88	8.8	88	1800	880	8800	600,000	600,000	88	18,000	500,000

Table 4 - Groundwater Analysis Results (all results in ug/L)

Sample Point	1-Methyl-naphthalene	2-Methyl-naphthalene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(ghi)perylene	Benzo(k)fluoranthene	Chrysene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Phenanthrene	Pyrene
Sump	<0.017	<0.016	<0.019	<0.011	<0.013	<0.012	<0.015	<0.018	<0.013	<0.012	<0.016	<0.020	<0.015	<0.016
NR140 ES	n/a	n/a	3000	n/a	0.2	0.2	n/a	n/a	0.2	400	400	n/a	n/a	n/a
NR140 PAL	n/a	n/a	600	n/a	0.02	0.02	n/a	n/a	0.02	80	80	n/a	n/a	n/a

BIG PICTURE CONCEPTS, LLC
LARGE FORMAT THEATER

December 3, 2004

Statement to the Wisconsin Department of Natural Resources
Regarding the GIS Registry for the Large Format Theater Site
WDNR BRRTS # 03-45-527466

Dear Sir or Madam:

The attached GIS Registry Packet is for Parcels I, II, III, and IV as described in the attached Warranty Deed, Document Number 1605654, of the Northwest Quarter of the Southeast Quarter of Section 26, Township Twenty-one (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin. Also known as 213 East Washington Street. It is for the Large Format Theater site. It is my belief that the legal descriptions attached to this statement are complete and accurate.

**R + R - OSH
RECEIVED**

DEC 13 2004

**TRACKED
REVIEWED**

Sincerely,



Mr. James Bork
Big Picture Concepts, LLC