

GIS REGISTRY INFORMATION

SITE NAME:	Vande Voort & Neshek Property		
BRRTS #:	03-45-194803	FID #	(if appropriate):
COMMERCE # (if appropriate):	54106-9773-09		
CLOSURE DATE:	June 30, 2005	609 Vande Voort Neshek	611 Rettler
STREET ADDRESS:	609/611 N. Main Street		
CITY:	Black Creek		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 643112	Y = 446464	
CONTAMINATED MEDIA:	Groundwater	Soil	Both
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			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)			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



June 30, 2005

Mr. Bill Rettler
PO Box 60
Black Creek, WI 54106

RE: Final Closure

Commerce # 54106-9773-09 WDNR BRRTS # 03-45-194803
Vande Voort & Neshek Property, 609/611. N Main Street, Black Creek

Dear Mr. Rettler:

The Wisconsin Department of Commerce (Commerce) has received the item required as the condition for closure of 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) 303-5410.

Sincerely,

Beth A. Erdman
Hydrogeologist
Site Review Section

cc: Christopher Ewald-River Valley Testing Corp.
Dean Rhode-Aero Environmental Services
Nicholas Vande Voort (Co-RP)
Steve Neshek (Co-RP)
Case File



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
Mary P. Burke, Secretary

June 16, 2005

Mr. Bill Rettler
PO Box 60
Black Creek, WI 54106

RE: **Conditional Case Closure**

Commerce # 54106-9773-09 **WDNR BRRTS # 03-45-194803**
Vande Voort & Neshek Property, 609/611 N. Main Street, Black Creek

Dear Mr. Rettler:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, River Valley Testing Corp., 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 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) 303-5410.

Sincerely,

A handwritten signature in cursive script that reads "Beth A. Erdman".

Beth A. Erdman
Hydrogeologist
Site Review Section

cc: Christopher Ewald-River Valley Testing Corp.
Dean Rhode-Aero Environmental Services
Nicholas Vande Voort (Co-RP)
Steve Neshek (Co-RP)
Case File

1571875

STATE BAR OF WISCONSIN FORM 3 - 2000
QUIT CLAIM DEED

Document Number

This Deed, made between Zane R. Strong, Grantor, and William J. Rettler, a married person, and R & R Lanes, Inc., a Wisconsin corporation Grantee. Grantor quit claims to Grantee the following described real estate in Outagamie County, State of Wisconsin (if more space is needed, please attach addendum):

See attached addendum for legal description.

Together with all appurtenant rights, title and interests.

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

AUG 28 2003
AT 7:25 O'CLOCK A.M. P.M.
JANICE FLENZ
REGISTER OF DEEDS

Recording Area

Name and Return Address

Mark J. Mahoney
PO Box 281
Black Creek, WI 54106

pd
13.00

FEE
* 14
EXEMPT

01-0-0153-00-4:22-0-0364-01-4
Parcel Identification Number (PIN)
This is not homestead property.

Date this 23rd day of July, 2003.

Zane R. Strong
* Zane R. Strong

AUTHENTICATION

Signature(s) Zane R. Strong authenticated this ____ day of June, 2003.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Waupaca County)

Personally came before me this 23rd day of July, 2003 the above named Zane R. Strong to me known to be the person who executed the foregoing instrument and acknowledged the same.

Andrea Soto
* Andrea Soto
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date: 07/05)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, ____ authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Mark J. Mahoney, Attorney-at-Law
Cassiani Law Offices, 106 W. State, Black Creek, WI 54106
920-984-4529
(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Names of persons signing in any capacity must be typed or printed below their signature.

ADDENDUM TO QUIT CLAIM DEED

Grantor: Zane R. Strong

Grantees: William J. Rettler; R& R Lanes, Inc., a Wisconsin corporation

Legal Description:

A parcel of land in Government Lot 8, of Section 8, Township 23 North, Range 17 East, in the Town of Black Creek, more fully described as follows: Commencing at the East ¼ corner of said Section 8, thence West along the ¼ line 106.8 feet to the West line of New State Trunk Highway 47 as the point of beginning, thence Northerly along the West line of New State Trunk Highway 47 a distance of 485 feet to the center of Black Creek as it existed prior to the channel change made when New State Trunk Highway 47 was built in 1950, thence Westerly along the center of the channel of Black Creek as it then existed, to a point on the Easterly line of Old State Trunk Highway 47, which point is 295 feet northerly from the north village limits of Black Creek Village, following the Easterly line of said Old State Trunk Highway, thence 295 feet southerly following said Easterly line of said Old State Trunk Highway to the north village limits of the Village of Black Creek, thence in an Easterly direction following the exact North Village Limits of Black Creek to the point of beginning. Excepting therefrom that parcel of land described in Volume 395 of Deeds page 327, Outagamie County Registry.

0152
2.50 A

GOV LOT 1

0148
15 A

0148
15 A

0149
1.50 A
GOV LOT 8

0150
2.20 A
GOV LOT 8

0153
UNLAWFUL WITH
IN VIOLATION OF TOWN
ORDER

0364-1

GOV LOT 8

0482

NOTE: GAP
EXISTING IN LEGAL
DESCRIPTIONS.

NOTE: OVERLAP EXISTING IN LEGAL DESCRIPTIONS.

NOTE: GAP EXISTING IN
LEGAL DESCRIPTIONS.

0362
4.65 A

0365

CSM 3288

0364
1.11 A

200'

ST. H'S

0479

045

0366
5.99 A

CANADIAN NATIONAL RR

441.45' (ARY)

NOTE: GAP EXISTING IN LEGAL DESCRIPTIONS.

291.45' (ARY)

0361-2
2.15 A

NOTE: OVERLAP EXISTING
IN LEGAL DESCRIPTIONS.
311'

0358

0357

NOTE: OVERLAP EXISTING
IN LEGAL DESCRIPTIONS.

0356
2.79 A

CLARK STREET

ST. H'S

FALK STREET

0477

MARY

STRE

LOT 8

4

0285
0284
0283
0282
0281
0279

0127
0118
0119
0120
0121
0122

0137
0136
0135
0134

0372
4.17 A

0352
4.18 A

NOTE: OVERLAP EXISTING
IN LEGAL DESCRIPTIONS.

433'
423'
427'
433'

0326
0325
0324
0323
0322
0321
0320
0319

0001
0002
0003
0004
0005
0006
0007
0008
0009
0010
0011
0012
0013
0014
0015
0016
0017
0018
0019
0020
0021
0022
0023
0024
0025
0026
0027
0028
0029
0030
0031
0032
0033
0034
0035
0036
0037
0038
0039
0040

0071
0028
0029
0030
0031
0032
0033
0034
0035
0036
0037
0038
0039
0040

DAK STREET

STREET

0371

374'

423'

STREET

MAIN

518.11'
485.09'

314.01'

68.55'

883.86'

56.33'

251.68'

3144

Wisconsin DNR GIS Registry

[DNR Website](#) | [About](#) | [Contact](#)

Layers

Full State

Zoom In

Zoom Out

Zoom Last

Move

Identify

XY

PDF & BRTS

Identify Results

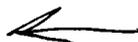


Coordinate Position

Lat/Lon: 88° 27' 6.73" W
44° 28' 51.60" N

UTM (x, y): 384541, 4926323
(zone 16)

WTM: 643112, 446464



Municipalities

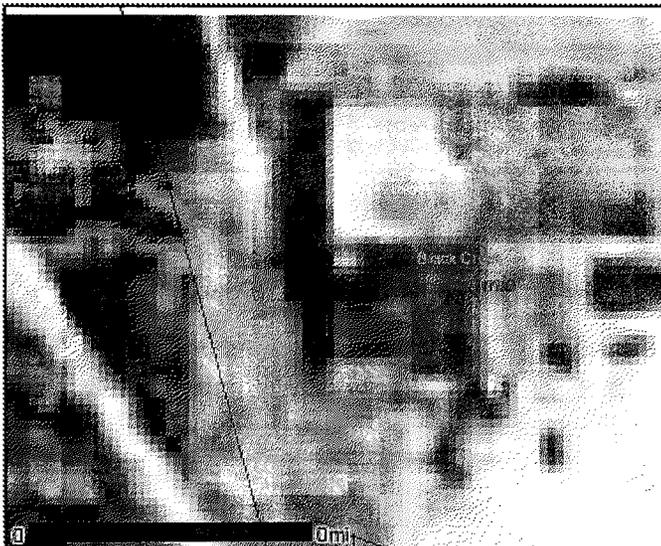
Name: Black Creek

County Boundary

Name: Outagamie

County FIPS: 087

Region Name: Northeast Region



"GEOGRAPHIC POSITION"

Scale: 1:987

go

Selected Map Tool:

Identify

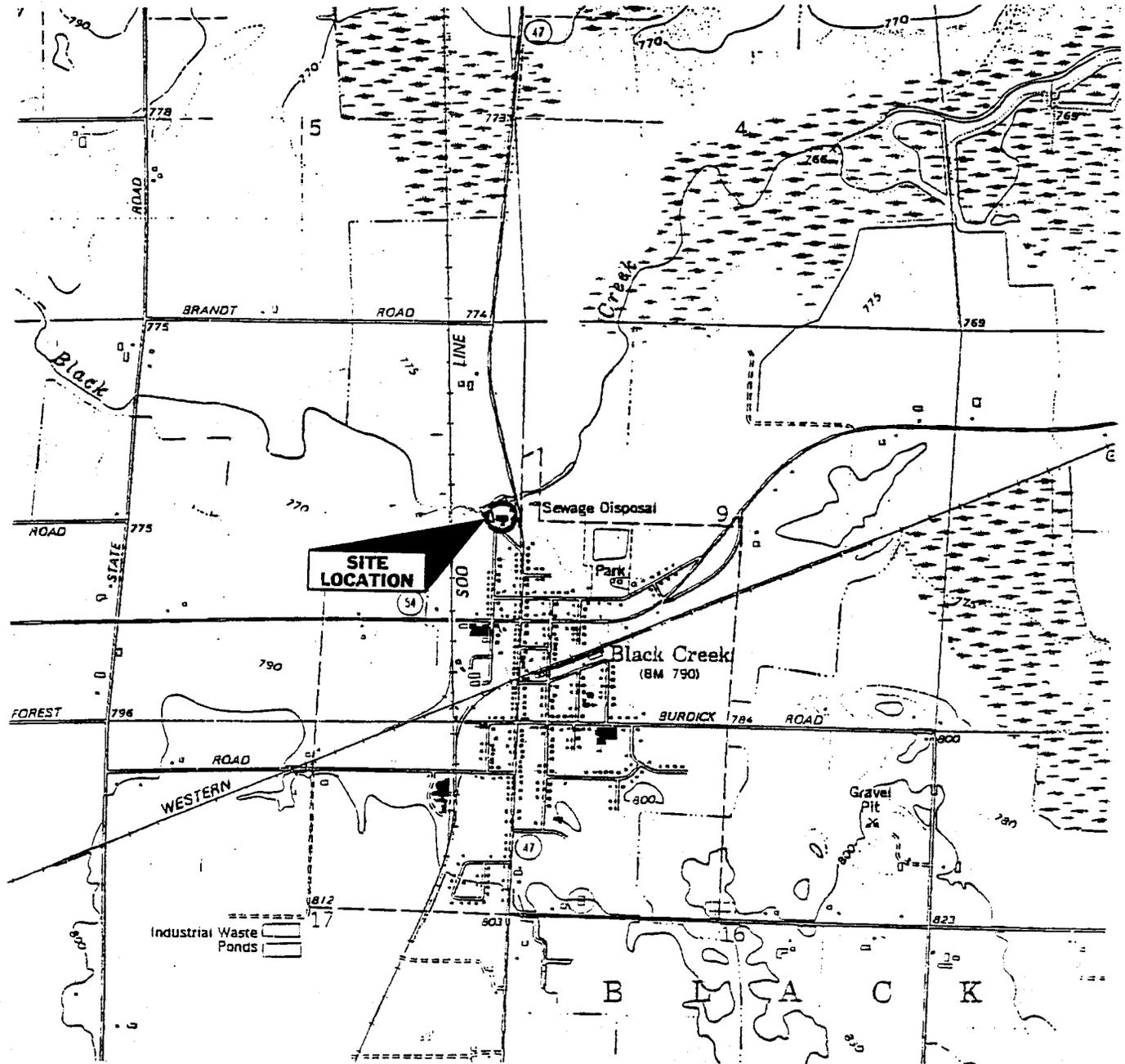
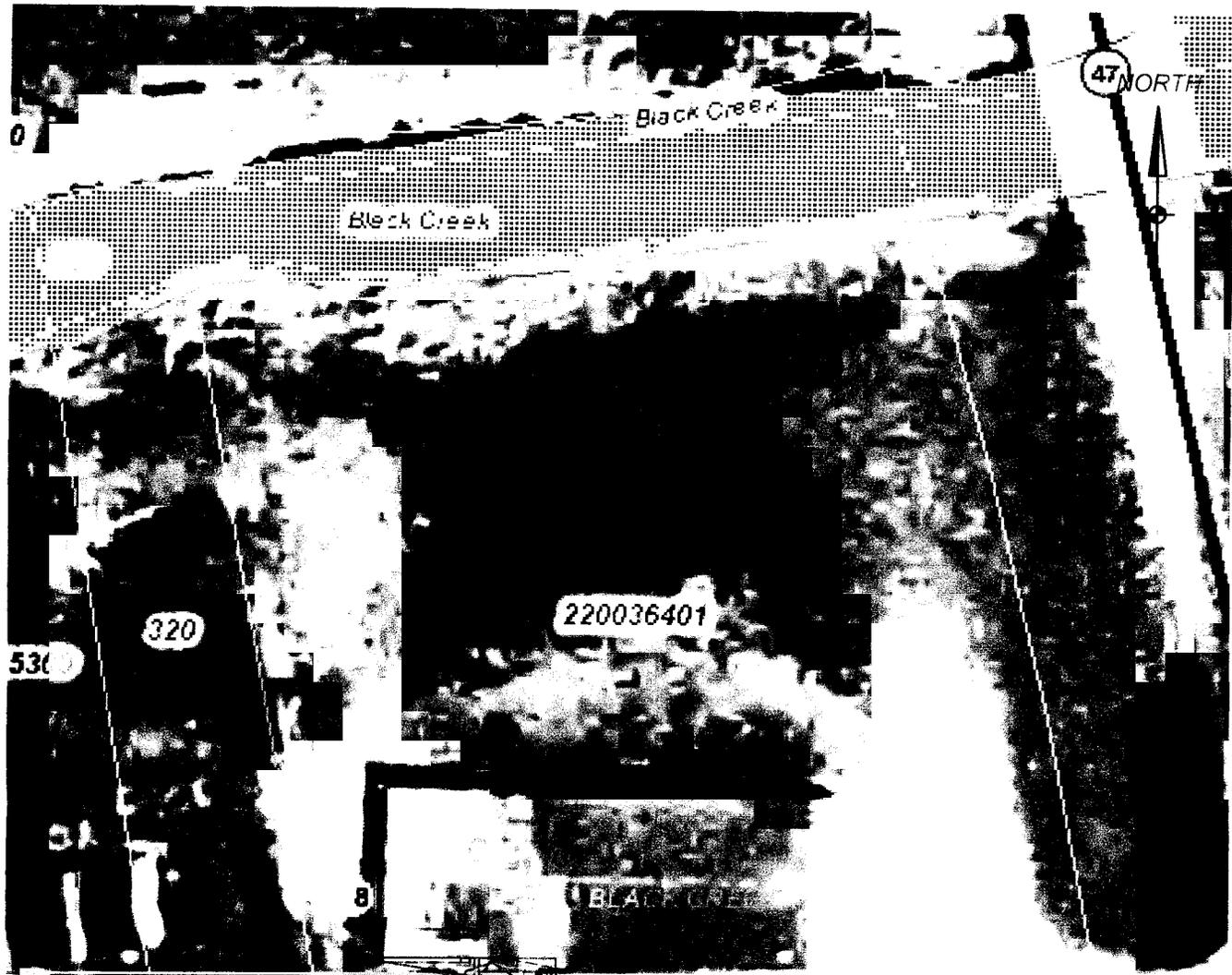


Figure 1: Site location/Topographic Map

Project:	Bill Rettler Property 609 & 611 N. Main Street Black Creek, Wisconsin	
File # N04-291	Date 7/29/04	1" = 2,000'



APPROX. SCALE: 1"=40'

GWELL LOCATION

FIGURE SITE PLAN MAP

PROJECT: HEATING OIL TANKS
SIL RESTORATION PROJECT
BLACK CREEK, WISCON

220030900

220029700

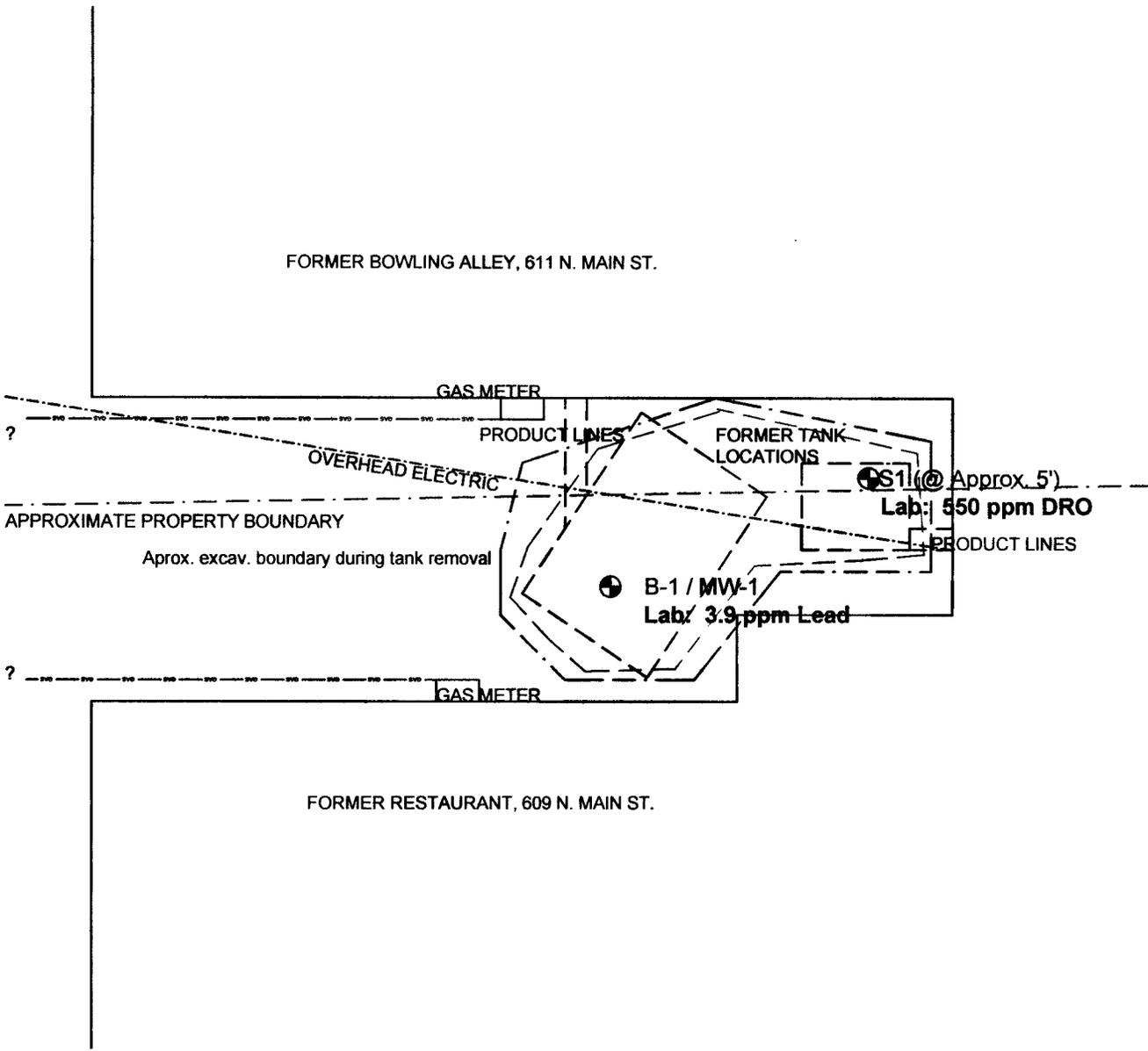
FILE NO: N04-291

DATE: 05/19/05

BY: C. EWALD

HEATING OIL TANK AREA

NORTH



LEGEND

- ⊕ SOIL BORING/WELL LOCATION
- - - APPROX. BOUNDARY OF RCL EXCEEDENCE (mostly removed during tank excavation)

SCALE: 1"=8'

FIGURE 3 - RCL EXCEEDANCE MAP		
PROJECT: HEATING OIL TANKS BILL RETTLER PROPERTY BLACK CREEK, WISCONSIN		
FILE NO: N04-291	DATE: 05/23/05	BY: C. EWALD

Table 1
Bill Rettler Property - Limited Site Investigation
Analytical Results

Sample No.	SB-1	S1	Site Inv. "Trigger" Level	NR 720 RCL	NR 746 RCL	RR 519 Groundwater Pathway	RR 519 Direct Contact Pathway	MW-1	MW-1	NR 140 PAL	NR 140 ES
Sampling Date	7/12/04	4/17/98						7/13/04	9/13/04		
Sample Interval (feet)	3.5-5'	5'						NA	NA		
Metals, Lead (Pb) (mg/kg)								Metals, Lead (Pb) (ug/L)			
Lead (Pb)	3.9	NA	NA	50	NE	100	NE	27	< 1.5	1.5	15
Diesel Range Organics (DRO), Gasoline Range Organics (GRO) (mg/kg)								DRO, GRO (ug/L)			
DRO	< 3.7	550	100	NA	NE	NE	NE	320	NA	NE	NE
GRO	< 2.9	NA	100	NA	NE	NE	NE	< 50	NA	NE	NE
Polycyclic Aromatic Hydrocarbons (PAH) (ug/kg)								PAH (ug/L)			
Acenaphthene	< 13	NA	NA	NE	NE	38,000	900,000	.041	NA	NE	NE
Acenaphthylene	< 21	NA	NA	NE	NE	700	18,000	.096	NA	NE	NE
Anthracene	< 13	NA	NA	NE	NE	3,000,000	5,000,000	0.068	NA	600	3000
Benzo(a)anthracene	< 6.9	NA	NA	NE	NE	17,000	88	0.079	NA	NE	NE
Benzo(a)pyrene	< 6.9	NA	NA	NE	NE	48,000	8.8	0.08	NA	0.02	0.2
Benzo(b)fluoranthene	< 7.4	NA	NA	NE	NE	360,000	88	0.067	NA	0.02	0.2
Benzo(g,h,i)perylene	< 14	NA	NA	NE	NE	6,800,000	1800	0.058	NA	NE	NE
Benzo(k)fluoranthene	< 10	NA	NA	NE	NE	870,000	880	0.063	NA	NE	NE
Chrysene	< 7.9	NA	NA	NE	NE	37,000	8800	0.087	NA	0.02	0.2
Dibenz(a,h)anthracene	< 8.5	NA	NA	NE	NE	38,000	8.8	< 0.015	NA	NE	NE
Fluoranthene	< 9.1	NA	NA	NE	NE	500,000	600,000	0.16	NA	80	400
Fluorene	< 6.9	NA	NA	NE	NE	100,000	600,000	0.11	NA	80	400
Indeno(1,2,3-cd)pyrene	< 13	NA	NA	NE	NE	680,000	88	0.046	NA	NE	NE
1-Methyl naphthalene	< 8.0	NA	NA	NE	NE	23,000	1,100,000	0.06	NA	NE	NE
2-Methyl naphthalene	< 8.6	NA	NA	NE	NE	20,000	600,000	0.069	NA	NE	NE
Naphthalene	< 8.6	NA	NA	NE	2700	400	20,000	0.07	NA	8	40
Phenathrene	< 9.1	NA	NA	NE	NE	1800	18,000	0.22	NA	NE	NE
Pyrene	< 15	NA	NA	NE	NE	8,700,000	500,000	0.18	NA	NE	NE
Volatile Organic Compounds (VOC) (ug/kg)								VOC (ug/L)			
Benzene	< 25	NA	NA	5.5	8500/1100	NA	NA	< 0.41	NA	0.5	5
Ethylbenzene	< 25	NA	NA	2900	4600	NA	NA	< 0.54	NA	140	700
Methyl-tert-butyl-ether (MTBE)	< 25	NA	NA	NE	NE	NA	NA	< 0.61	NA	12	60
Toluene	< 25	NA	NA	1500	38,000	NA	NA	< 0.67	NA	200	1,000
1,2,4-Trimethylbenzene	< 25	NA	NA	NE	83,000	NA	NA	< 0.97	NA	96	480
1,3,5-Trimethylbenzene	< 25	NA	NA	NE	11,000	NA	NA	< 0.83	NA	total	total
Total Xylenes	< 75	NA	NA	4100	42,000	NA	NA	< 2.63	NA	1000	10,000
<p>Notes:</p> <p>mg/kg = milligram per kilogram = ppm (parts per million)</p> <p>ug/kg = microgram per kilogram = ppb (parts per billion)</p> <p>RCL = Residual Contaminant Level</p> <p>NA = Not Applicable</p> <p>NE = Not Established</p> <p>Bold indicates analytical results exceed RCL</p>								<p>Notes:</p> <p>ug/L = microgram per liter = ppb</p> <p><i>Italics</i> = PAL exceedance</p> <p>Bold = ES exceedance</p>			

BILL RETTLER PROPERTY
(VANDE VOORT & NESHEK
PROPERTY)

December 29, 2004

Statement to the Wisconsin Department of Natural Resources
Regarding the GIS Registry for the Vande Voort & Neshek Property
WDNR BRRTS # 03-45-194803

Dear Sir or Madam:

The attached GIS Registry Packet is for Parcel No. 01-0-0153-00-4;22-0-0364-01-4, as described in the attached Quit Claim Deed, Document Number 1571875 and its attached addendum. Also known as 611 North Main Street, Village of Black Creek, Outagamie County, Wisconsin. It is my belief that the legal descriptions attached to this statement are complete and accurate.

Sincerely,



Mr. William J. Rettler

VANDE VOORT & NESHEK PROPERTY

December 29, 2004

Statement to the Wisconsin Department of Natural Resources
Regarding the GIS Registry for the Vande Voort & Neshek Property
WDNR BRRTS # 03-45-194803

Dear Sir or Madam:

The attached GIS Registry Packet is for Lot 1 and Outlot 1 of Certified Survey Map No. 3288, filed in Volume 17 on page 3288 of Certified Survey Maps as Document No. 1290162, as platted in Part of Lot 12, Block 3, Hillyer's Addition, part of Old STH 47 and part of Government Lot 8, all in Section 8, T23N, R17E, Village of Black Creek, Outagamie County, Wisconsin. As described in the attached Warranty Deed, Document Number 1291087. Also known as 609 North Main Street. It is my belief that the legal descriptions attached to this statement are complete and accurate.

Sincerely,



Mr. Nicholas J. Vande Voort



Mr. Steven J. Neshek