

GIS REGISTRY INFORMATION

SITE NAME:	Valley Fair Mall – Czarnik Oil		
BRRS #:	03-71-489491	FID #	
COMMERCE # (if appropriate):	54915-1435-45 C	(if appropriate):	
CLOSURE DATE:	10/8/04		
STREET ADDRESS:	2145 S Memorial Dr		
CITY:	Appleton		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 646305	Y = 419801	
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 31-8-2115-00-8			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



October 8, 2004

Mr. Roger Soener
FBL Real Estate Ventures LTD
5400 University Avenue
West Des Moines, IA 50266

RE: **Final Closure**

Commerce # 54915-1435-45 C WDNR BRRTS # 03-71-489491
Valley Fair Mall, 2145 S. Memorial Drive, Appleton

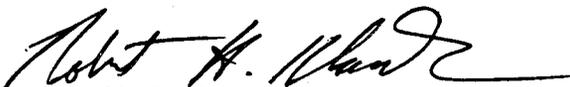
Dear Mr. Soener:

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,



Robert H. Klauk
Hydrogeologist
Site Review Section

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



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

August 25, 2004

Mr. Roger Soener
FBL Real Estate Ventures LTD
5400 University Avenue
West Des Moines, IA 50266

RE: **Conditional Case Closure**

Commerce # 54915-1435-45 C **WDNR BRRTS # 03-71-489491**
Valley Fair Mall, 2145 S. Memorial Drive, Appleton

Dear Mr. Soener:

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-4.

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 that reads "Robert H. Klauk".

Robert H. Klauk
Hydrogeologist
Site Review Section

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

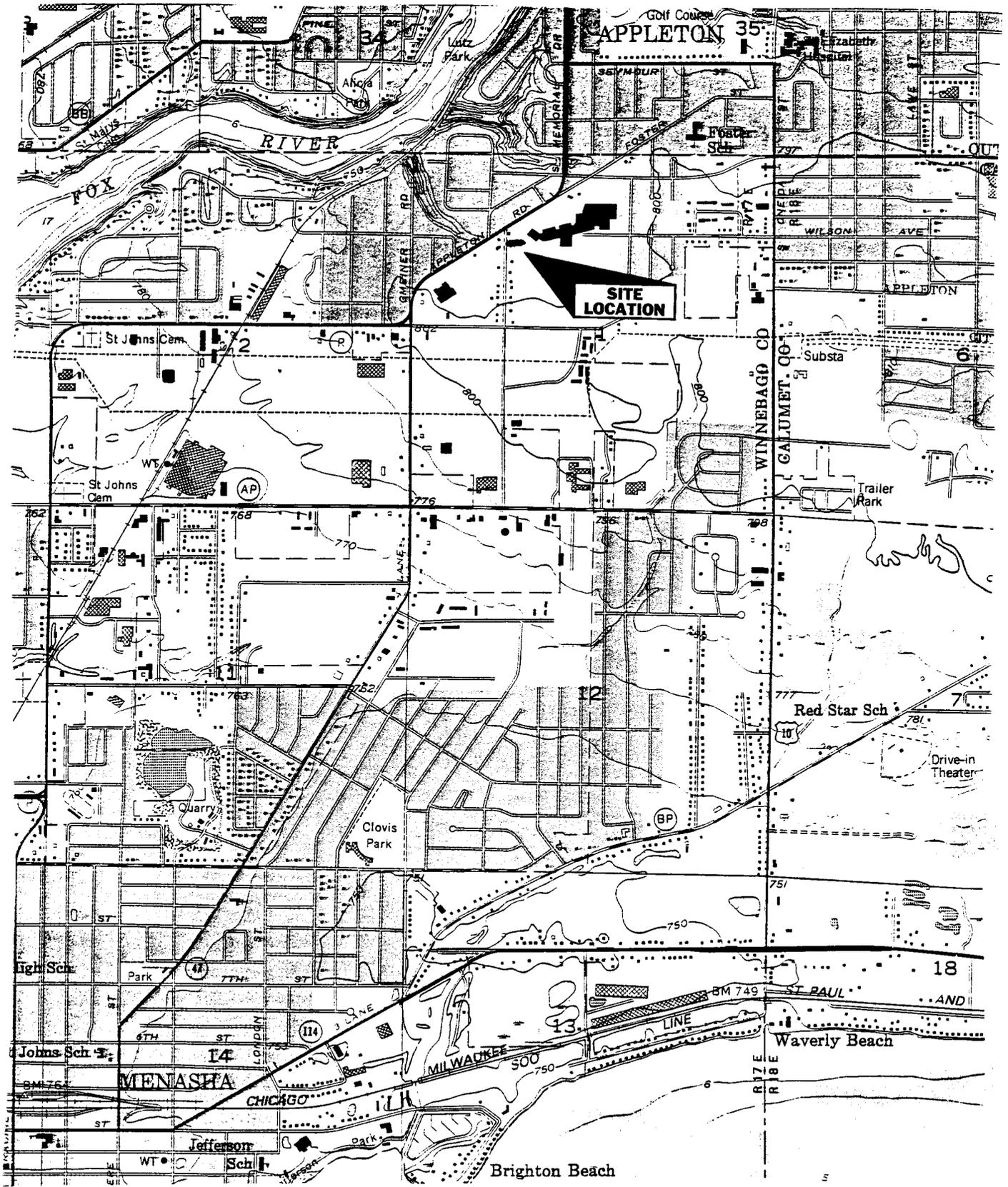
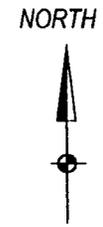
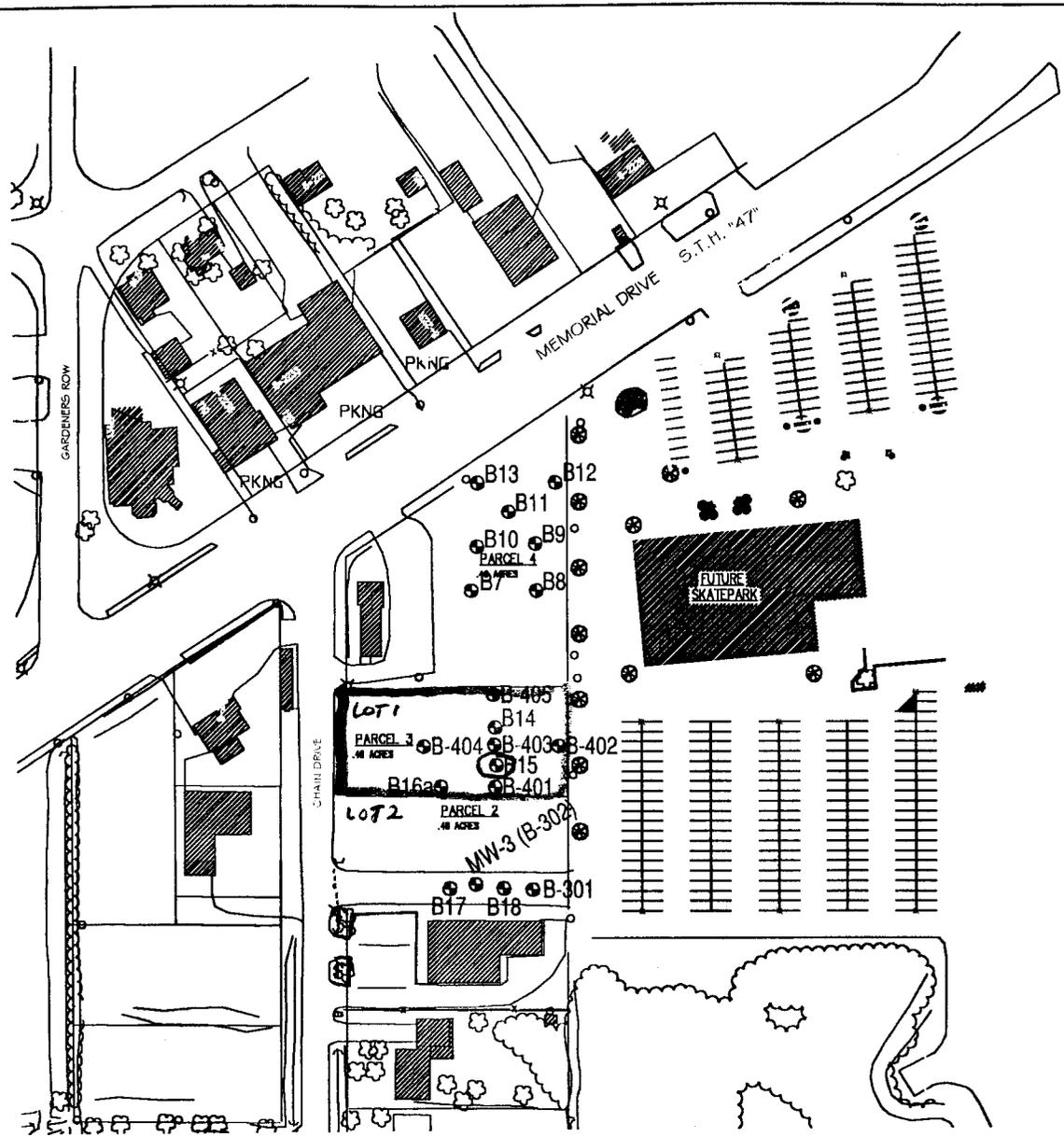


Figure 1: Topographic Map

Project:	Valley Fair Mall Properties Appleton, Wisconsin	
File # AE03-113	Date 7/1/03	1" = 2,000'



LEGEND

- SOIL BORING LOCATION
- RESIDUAL SOIL CONTAMINATION

FIGURE 3: BORING LOCATION MAP		
PROJECT: GZARNIK OIL VALLEY FAIR MALL APPLETON, WI		
FILE NO: N04-169	DATE: 05/20/04	NOT TO SCALE

7.0 DATA TABLES

Table 1 – Soil Analytical Results

Table 2 – Groundwater Analytical Results

Table 1 - Soil Analytical Results

Boring	Lead (mg/kg)	DRO (mg/kg)	GRO (mg/kg)	Benzene (µg/kg)	Ethylbenzene (µg/kg)	MTBE (µg/kg)	Methylene Chloride (µg/kg)	Toluene (µg/kg)	1,2,4- TMB1 (µg/kg)	1,3,5- TMB (µg/kg)	Xylenes, Total (µg/kg)
B14 (4-5')	NT	NT	149	< 25	2250	100	NT	222	8890	2880	3760
B14 (8-10')	NT	NT	50.1	< 25	318	< 25	NT	< 25	704	389	463
B15	NT	NT	2890	3050	55800	< 2500	NT	58700	145000	63000	293000
B16a	NT	NT	< 5.98	< 25	< 25	< 25	NT	< 25	< 25	< 25	< 25
B-401	5.7	< 4.2	< 3.0	< 25	< 25	< 25	31	< 25	< 25	< 25	< 75
B-402	6.5	< 4.1	< 2.9	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B-403	3.3	< 3.6	< 2.8	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75
B-404	5.2	< 3.9	< 2.9	< 25	< 25	< 25	30	< 25	< 25	< 25	< 75
B-405	5.8	< 4.0	< 3.0	< 25	< 25	< 25	< 25	< 25	< 25	< 25	< 75

Sampling Dates: B-14, B-15, B-16a June 11, 2003
 B-401 to B-405 April 16, 2004

Table 2 - Groundwater Analytical Results (µg/L)

Boring	Lead	DRO	GRO	Benzene	Bromo- dichloro methane	Chloro- form	Ethylbenzene	MTBE	Toluene	1,2,4- TMB	1,3,5- TMB	Xylenes, Total
B14	NT	NT	NT	0.512	NT	NT	17.7	< 0.2	3.38	72.2	22.1	53.1
MW-4 (B-403)	0.11	< 94	< 50	< 0.41	5.6	36	< 0.54	< 0.61	< 0.67	< 0.97	< 0.83	< 2.63

Sampling Dates: B-14 June 11, 2003
 MW-4 April 23, 2004

Water Level Depths		
	4-22-04	4-23-04
MW-1	4.00'	3.85'

1 TMB=Trimethylbenzene

FARM BUREAU MUTUAL INSURANCE COMPANY

July 29, 2004

Statement to the Wisconsin Department of Natural Resources
Regarding the GIS Registry for the Valley Fair Mall (former Czarnik Oil) Site
Commerce # 54915-1435-45 C, WDNR BRRTS # 03-71-489491

Dear Sir or Madam:

The attached GIS Registry Packet is for Lot 1, and only Lot 1, of Block 2, Pleasant Heights subdivision, Winnebago County, Wisconsin. It is for the Valley Fair Mall (former Czarnik Oil) site. It is my belief that the legal descriptions attached to this statement are complete and accurate.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Soener". The signature is fluid and cursive, with a large initial "R" and "S".

Mr. Roger Soener
for Farm Bureau Mutual Insurance Company
Investment Vice President - Real Estate