

06 45 307856

Notice: As required by ch. NR 754, Wis. Stats., voluntary parties must complete this form and pay an insurance fee in order to obtain the Voluntary Party Liability Exemption (VPLE) under s. 292.15(2)(ae), Stats., for sites where groundwater contamination exceeds enforcement standards and the department determines that natural attenuation will restore groundwater quality. This form must be completed by parties seeking a Certificate of Completion. The form should not be submitted until the voluntary party has completed the environmental investigation and remedial action and the DNR has approved the request for case closure. Personally identifiable information that is submitted to the DNR will become a public record and may be used by the DNR in the administration and enforcement of the hazardous substance spill program in addition to the liability exemption program.

Submit this form and the appropriate insurance fee, as specified in the annual VPLE Insurance Fee Schedule, together to the following address:

VPLE Coordinator
Bureau for Remediation and Redevelopment
Department of Natural Resources
P.O. Box 7921
Madison, WI 53707-7921

1. Property Information

VPLE Property Name

American Toy & Furniture

BRRTS Activity Numbers (if there are multiple parcels, please list all BRRTS numbers that begin with 06 or 6)

06-45-307856

Street Address

825 Main Street

City

Hortonville

State

WI

ZIP Code

54944

Size (see fact sheet and fee schedule)

1 - 4.99 acres

above 5 acres

Indicate which former use category and fee you think would be appropriate for your site using the definitions and information in the fact sheet and fee schedule. Note, however, that the DNR will make the final determination on the form use category and fee.

Former Use Category:

residential

heavy industrial

light industrial

commercial

agricultural

Fee

\$15,086

Are you seeking Certificates for more than one legally defined parcel of land?

Yes

No

If yes, how many Certificates of Completion are you requesting? **Two**

DNR Region

SER

SCR

NOR

NER

WCR

DNR Project Manager (name)

Jennifer Borski

2. Voluntary Party

Organization / Firm Name

Jennerjohn, LLC

Title

Last Name

Jennerjohn

First

Barry

MI

Telephone Number

920/213-6812

Street Address

P.O. Box 368

Fax Number

920/779-4549

City

Greenville

State

WI

ZIP Code

54942

E-Mail Address

jennerjohnsellshomes@gmail.com

2a. Additional Voluntary Parties

Organization / Firm Name

Title

Last Name

First

MI

Telephone Number

Street Address

Fax Number

City

State

ZIP Code

E-Mail Address

3. Current Property Owner

Does the voluntary party (listed in #2) currently own the property?

Yes No (If No, please list the party who currently owns the property.)

Organization / Firm Name			Title
Last Name	First	MI	Telephone Number
Street Address			Fax Number
City	State	ZIP Code	E-Mail Address

4. Future Property Owner

Does the current property owner (listed in #3) plan to maintain ownership of the property?

Yes No Unknown (If No, please list the party who is expected to own the property after the current owner.)

Organization / Firm Name			Title
Affordable Rentals & Storage			
Last Name	First	MI	Telephone Number
Gonnering	Mike		920/841-0896
Street Address			Fax Number
W7941 Grandview Road			
City	State	ZIP Code	E-Mail Address
Hortonville	WI	54944	rgonnering@yahoo.com

Attachments (application will not be considered complete unless all attachments are included)

Please attach:


- the applicable insurance fee made payable to the Wisconsin Department of Natural Resources
- the legal property description of the property or properties receiving the certificate of Completion
- a chronological list of all former uses of the property

Certification

I certify that I have read and am familiar with the information on this form and that the information is true, accurate and complete to the best of my knowledge.

I certify that to the best of my knowledge all the requirements of s. 292.15(2)(ae)1 through 6. Stats., have been met.

I hereby request that the DNR issue a Certificate of Completion for the remedial action completed at the property identified in the application under s. 292.15(2)(ae), Stats.

Voluntary party's Name (type or print)	Title
JENNERJOHN LLC.	
Signature	Date Signed
BARRY JENNERJOHN 	11/23/2013

Any questions regarding this form or the insurance requirements described in ch. NR 754, Wis. Adm. Code., shall be directed to the DNR VPLE site project manager or to the DNR Land Recycling Team Leader at (608) 261-4927. Copies of the Annual VPLE Insurance Fee Schedule can be obtained from the DNR VPLE site project manager or the DNR Land Recycling Team Leader or see our website: www.dnr.state.wi.us/org/law/rr/liability/purchasers_0.html

1693930

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

Recorded
DEC. 29, 2005 AT 02:50PM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$13.00
Fee Exempt 77.25-(2)



THIS DEED, made between Village of Hortonville, a Wisconsin Municipality,

("Grantor," whether one or more), and Jennerjohn LLC,

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Outagamie County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

PARCEL 1: Out Lot 1 of Certified Survey Map No. 1170 as filed in the Office of the Register of Deeds on January 17, 1992 in Volume 8 of Certified Survey Maps, page 1170, as Document No. 1025471, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 22 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin.
Parcel Identification No. 240-024317

PARCEL 2: Part of the Northeast 1/4 of the Southeast 1/4, Section 34, Town 22 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 34; thence North 89°51'05" West, along the North line of said Southeast 1/4 a distance of 33.01 feet to the point of beginning; thence continuing North 89°51'05" West along the North line of said Southeast 1/4, a distance of 329.99 feet; thence South 0°55'19" East, 564.11 feet; thence South 87°34'23" East, along the North line of U.S.H. "45" a distance of 281.08 feet; thence North 36°50'54" East along the Northerly line of U.S.H. "45", a distance of 44.62 feet; thence North 0°55'19" West, along the West line of Givens Road 400.00 feet; thence North 11°29'07" East, along the West line of Givens Road 102.39 feet; thence North 0°55'19" West, along the West line of Givens Road, 39.09 feet to the point of beginning.
Parcel Identification Number 240-024301

(Description continued on reverse)

Recording Area

Name and Return Address

Sorenson Law Office
223 N Pine Street
PO Box 129
Hortonville, WI 54944

1300
2

240-024317, 240-024301,
240-031200, 120-061700

Parcel Identification Number (PIN)

This is not homestead property.
(~~is~~) (is not)

Dated December 22, 2005

Village of Hortonville

(SEAL)

* Roger Retzlaff, President

(SEAL)

(SEAL)

* Lynne Mischker, Clerk

(SEAL)

AUTHENTICATION

Signature(s) of Roger Retzlaff and Lynne Mischker,

ACKNOWLEDGMENT

STATE OF _____)

authenticated on December 22, 2005

_____) ss.
COUNTY)

* Robert E. Sorenson

Personally came before me on _____,
the above-named _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Attorney Robert E. Sorenson

* _____

Notary Public, State of _____

Hortonville, WI 54944

My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

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Description cont'd,

PARCEL 3:

Part of the Northwest 1/4 of the Southwest 1/4 all in Section 35, Town 22 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin, described as follows: Commencing at the West 1/4 corner of said Section 35; thence North 89°29'33" East, 33.00 feet to the point of beginning; thence South 0°55'19" East, along the East line of Givens Road, 38.23 feet; thence South 04°55'34" East, along the East line of Givens Road, 100.25 feet; thence South 0°55'19" East along the East line of Givens Road 400.00 feet; thence South 28°05'12" East, along the Northerly line of U.S.H. "45" a distance of 85.24 feet; thence South 84°12'56" East, along the Northerly line of U.S.H. "45" a distance of 1087.46 feet; thence North 53°29'48" West, along the Southwesterly line of the former Chicago and Northwestern Railroad, 215.00 feet; thence North 36°30'12" East, 3.00 feet; thence North 53°29'48" West, 240.00 feet; thence South 36°30'12" West, 3.00 feet; thence North 53°29'48" West, along the Southwesterly line of the former Chicago and Northwestern Railroad to the North line of said NW 1/4 of the SW 1/4; thence West along said North line to the point of beginning.

Parcel Identification No. 240-031200

PARCEL 4:

That part of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 22 North, of Range 16 East, in the Town of Hortonia, Outagamie County, Wisconsin, described as follows, viz: Beginning at a point 33 feet East of the West 1/4 corner of said Section 35 and on the East and West Quarterline of said Section 35; thence North, parallel with the West line of said Section to the Southerly line of the right-of-way of the FRVR Corporation (formerly the Chicago and North Western Railway Company right-of-way); thence Southeasterly, along said right-of-way line to the East and West Quarter line of said Section 35; thence West along the East and West Quarter line of said Section 35 to the place of beginning.

Parcel Identification No. 120-061700

Chronological List of Former Property Uses

American Toy & Furniture

06-45-307856

- 1917¹ Anton and Mary Schuh to Rapapart and Eleanor Meyer
("According to personnel at the Village Clerk's Office and the Hortonville Manufacturing Company, the property was either vacant or used for agricultural purposes prior to 1948.")
- 1948¹ Rapapart and Eleanor Meyer to American Toy & Furniture Company
(Manufacturer of wooden toys and furniture.)
- Mid-
1990's² American Toy & Furniture Company went bankrupt
- 1998³ Outagamie County obtained the land and buildings through a tax delinquency proceeding.
- 1998 -
2001 Jennerjohn, LLC. had an ownership agreement with the Outagamie County for Jennerjohn, LLC. to payoff back taxes and maintain the building.
- 1998 -
Present Property has been rented by Jennerjohn, LLC. to various tenants.
From 1998 to present, Wisconsin Paint and Powder Coat has been a tenant. Wisconsin Paint and Powder Coat paints and powder coats wheel rims and steel parts.
From the late 1990's until approximately 2010, EJ Metals built custom bodies for fire trucks and other vehicles. They have since moved to a facility in New London.
There were two pallet companies that were tenants. SCP Pallet rented from

¹ Information from *Environmental Property Assessment, Site Investigation* report, dated May 6, 1994, prepared by Robert E. Lee & Associates, Inc., Appendix A – Foth & Van Dyke Environmental Audit Report, dated July 1989.

² Information from *Phase II Environmental Site Assessment*, American Toy & Furniture Facility, dated March 8, 1999, prepared by the WDNR.

³ Information from *Investigation Report*, Former American Toy & Furniture Facility, dated September 30, 2004, prepared by the OMNI Associates, Inc.

the late 1990's until 2005. They built a facility in Hortonville. N.E.W. Pallet rented for approximately two years before going out of business.

There have also been several tenants that have used small areas of the facility for storage.

2005 - Property was deeded from the Village of Hortonville to Jennerjohn, LLC. who is
Present the current property owner.

November 22, 2013



VPLE Coordinator
Bureau for Remediation and Redevelopment
Department of Natural Resources
P.O Box 7921
Madison, WI 53707-7921

**RE: VPLE Environmental Insurance Application
Former American Toy & Furniture, BRRTS# (VPLE) 06-45-307856**

We are requesting VPLE insurance coverage for the former American Toy & Furniture facility, located at 825 W. Main Street, Hortonville, Wisconsin, for natural attenuation of the remaining groundwater contamination. The most recent groundwater sampling event at the site (September 25, 2013) indicated groundwater contamination was below groundwater enforcement standards. However, the Wisconsin Department of Natural Resources (WDNR) requested two groundwater sampling events with groundwater contaminant levels below groundwater enforcement standards before issuing a certificate of completion for the site. The WDNR project manager requested that the next groundwater sampling event take place in May 2014 to verify groundwater contaminant levels remained below groundwater enforcement standards.

An opportunity has come up to transfer the property, so rather than wait until after the May sampling event to request the certificate of completion (assuming the groundwater contaminant levels remained below groundwater enforcement standards) we are requesting VPLE insurance coverage in order to obtain the certificate of completion at this time.

Enclosed with this correspondence are the VPLE Environmental Insurance Application, the insurance fee, the legal property description, and a chronological list of former uses of the property.

The remaining monitoring wells for the project would be abandoned and abandonment documentation submitted to the WDNR project manager when the certificate of completion is ready to be issued.

Please contact me if any addition information is required when reviewing the VPLE
Environmental Insurance Application.

Sincerely,
Jennerjohn, LLC

A handwritten signature in black ink that reads "Barry Jennerjohn". The signature is written in a cursive, flowing style.

Barry Jennerjohn

920-213-6812

Enclosures